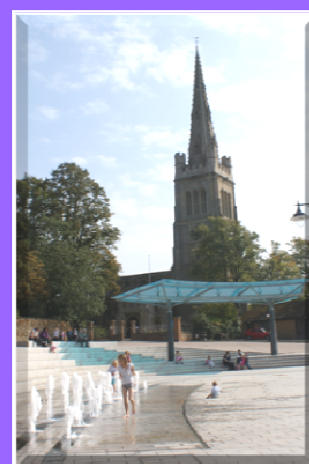


NORTH NORTHAMPTONSHIRE ANNUAL MONITORING REPORT

1st April 2010 - 31st March 2011

December 2011



EXECUTIVE SUMMARY



This is the third joint Annual 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 2010/11 and monitors the implementation of the North Northamptonshire Core Spatial Strategy (NNCSS), adopted in June 2008. It also includes the second assessment of progress with implementation of the Wellingborough Town Centre Area Action Plan, which was adopted in the July 2009 (see Appendix A).

Section 1 of the AMR is a general introduction and profile of the area. Section 2 considers progress on preparation of the Local Development Framework, which is the package of plans being prepared by the Joint Planning Committee and constituent local planning authorities.

Sections 3-7 set out progress against a range of indicators for the key policy areas of the Distribution of Housing; Economy and Town Centres; Housing; Environmental Quality; and Infrastructure. Most of these indicators were derived from Output Indicators that planning authorities use to monitor local changes. The remaining indicators are drawn from the monitoring framework in the NNCSS and from the Sustainability Appraisal of the NNCSS.

As for the last joint AMR (2010), a summary table of these indicators is set out below, showing whether output, sustainability and local indicators are showing a positive or negative trend. This is similar to the system that has been adopted in previous Regional AMRs and is designed to complement this approach.

INDICATORS



Positive - Clear improvement, or targets met



Little or no change



Negative - Clear deterioration, or targets not met



Insufficient/no comparable data (including no targets or trends to assess against)

The AMR seeks to comment on possible reasons for the performance against these indicators in 2010/11. A key factor has been the continuing economic recession. Although the impacts of this will take time to feed through into some indicators, it has had a marked impact on performance against housing and economic indicators. This in turn has impacted on other indicators, for example the percentage of affordable housing built has increased largely as a result of total completions falling, and the proportion of housing built at the Growth Towns has suffered due to stalling of development on some of the larger sites, although Corby has bucked this trend in 2010/11, partly due to Government 'Kickstart' grant funding.



The concluding section pulls out key issues and identifies implications for the review of the Joint Core Strategy and for 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 targets and means of delivering them in order to achieve a better jobs/homes balance
- A general improvement in the Buildings for Life indicator and SSSI condition but deterioration or no change in other environmental quality indicators
- Some progress with the delivery of local infrastructure projects but continued delay with major infrastructure provision linked to development of the sustainable urban extensions.

Monitoring Indicator	Source	Relevant CSS Policy	Target	Performance in 2010/11		
Overall Spatial Strategy						
% of residential development at growth towns	CSS	10 / Table 5	66%	01-11 10/11	45% 49%	↓
% of residential development at smaller towns	CSS	10 / Table 5	17%	01-11 10/11	30% 30%	↓
% of residential development at rural service centres	CSS	10 / Table 5	6%	01-11 10/11	6% 2%	↑
% of residential development in rural areas	CSS	10 / Table 5	11%	01-11 10/11	20% 19%	↓
Employment floorspace on PDL	COI BD2	9	No specific target set	62%	↑	
New & converted dwellings on PDL	COI H3	9	Minimum 30% of overall housing requirement	45%	↑	
% residential development within 0.4km of bus-stop	Sustainability Appraisal of the Submission CSS	9 & 13	No specific target set	93%	↓	
% residential development within 1 km of health centre	As above	9 & 13	No specific target set	74%	↑	
% residential development within 2 km of sports centre	As above	9 & 13	No specific target set	45%	↓	
% residential development within 0.6km of primary school	As above	9 & 13	No specific target set	75%	↑	
% residential development within 1.5 km of secondary school	As above	9 & 13	No specific target set	56%	→	
Economy & Town Centres						
Net jobs growth	CSS	11	2,370 net additional jobs pa (47,400 2001-21)	635 annualised job creation since 1998	↓	
Jobs growth by sector	CSS	11	6.2% General industrial (B2) 19.9 % distribution (B8) 23.6% offices (B1)	Information not available	■	
Additional employment land by type	COI BD1	11	No specific target set	B1 B2 B8 Mixed	411m ² 18,189m ² 1,795m ² -	↑

Monitoring Indicator	Source	Relevant CSS Policy	Target	Performance in 2010/11		
Employment land available by type	COI BD3	11	CSS job nos. translated to land requirements	The land identified does not take into account the quality of land, or potential future losses of employment land		
Total floorspace for town centre uses	COI BD4	12	No specific target set	An increase in A1 and D2 town centre floorspace since the last AMR		
Housing						
Plan period and housing targets	COI H1	7	52,100 net additional dwellings 2001-2021	N/A		
Net additional dwellings in previous years	COI H2a	7	2001-10: 18,314 (source: CSS Table 3)	2001-10: 15,255 (16.71% shortfall)		
Net additional dwellings in reporting year	COI H2b	7	20010-11: 2,531	1,385 (45.28% shortfall)		
Net additional dwellings in future years	COI H2c	7	As per housing trajectory	N/A		
Managed delivery target	COI H2d	7	As per housing trajectory	N/A		
Net additional pitches (Gypsy and Traveller)	COI H4	17	Additional 5.7 pitches per annum 2007- 2017	1		
Gross affordable housing completions	COI H5	15	31.7% of completions	38%		
Deliverable housing supply	PPS3	7	5 year supply of deliverable housing land	3.49 years		
Environmental Quality						
Building for Life assessment of completed housing	COI H6	13	No specific target set	Score 16+ 14-15 10-13 Less than 10	Number 1 5 8 9	
Applications granted contrary to EA advice	COI E1	13	None unless reasoned justification	5		
Change in areas of biodiversity importance	COI E2	13	CSS seeks increase in priority habitats and species (targets in BAP)	A net loss of 118.53 ha		

Monitoring Indicator	Source	Relevant CSS Policy	Target	Performance in 2010/11		
Development permitted within SSSI or LNR	Sustainability Appraisal of the Submission CSS	13	No specific target set but implication that should be none unless reasoned justification	6.42ha		
Accessibility to Green-space	Sustainability Appraisal of the Submission CSS	5	No specific target set	56%		
Listed Buildings at risk	Sustainability Appraisal of the Submission CSS	13	No specific target set	0.30% of listed buildings at risk		
Infrastructure						
Progress on improvement of A14	CSS	6	Improvements in time not to impede rate of development	The National Infrastructure Plan includes the A14 widening, work can start imminently		
Progress on improving sewerage infrastructure	CSS	6	Improvements in time not to impede rate of development	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 infrastructure alongside development	Several projects have been completed and the Corby Link Road can start imminently. However, uncertainty over funding means that very few new projects have started.		

CONTENTS



EXECUTIVE SUMMARY

1 INTRODUCTION

- Key requirements for Annual Monitoring Reports
- Monitoring the effectiveness of the Joint Core Strategy

2 LOCAL DEVELOPMENT SCHEME

- Progress in the monitoring year
- Current situation
- Commentary

3 OVERALL SPATIAL STRATEGY

4 ECONOMY AND TOWN CENTRES

5 HOUSING

6 ENVIRONMENTAL QUALITY

7 INFRASTRUCTURE

8 CONCLUSIONS

APPENDICES

- A** Wellingborough Town Centre Area Action Plan monitoring
- B** District Housing trajectories
- C** Methodology and calculation for 5 year housing land supply
- D** Map of North Northamptonshire
- E** Contextual information

1. INTRODUCTION



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 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 and economic, social and environmental characteristics. Section 35 of the Act requires local planning authorities make an annual report to the Secretary of State which provides information on the preparation of planning documents (as outlined in the Local Development Scheme (LDS) and the extent to which policies set out in the LDS are being achieved. Additional legislation also exists which supplements the Act and provides further detail on the production of this annual report – namely Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 and Regulation 17 of the Environmental Assessment of Plans and Programmes (SEA) Regulations 2004.

Further to this, guidance¹²³ was also created by the Department of Communities and Local Government (DCLG) which stipulated what areas and indicators local planning authorities should monitor and suggested ways in which to undertake this. This guidance, alongside the above legislative requirements, has formed the basis for local plan monitoring and the AMRs produced by the NNJPU to date (2009 and 2010).

MONITORING ARRANGEMENTS: UPDATE

On March 30th 2011, the government wrote to all local planning authorities advising that the local plan monitoring guidance¹²³ had been removed and that it was now a matter for local authorities to decide what information to include in their monitoring reports, as long as these are prepared in accordance with UK and EU legislation⁴.

On November 15th 2011 the Localism Act received royal assent. This Act introduces a number of new clauses, some of which will impact on development planning and the existing framework. A key change will be the removal of the requirement to submit an annual monitoring report to Government, although the overall duty to monitor and make an annual report will remain (Part 113: Local Development: monitoring reports). However these provisions will not come into effect until January 15th 2012, and after the production of the current report. Nevertheless, with the removal of government guidance, together with recent Planning Advisory Service guidance⁵ it is likely local planning authorities will have more freedom to choose which targets and indicators to include in future reports as long as they conform with relevant legislation. It appears there will be a change of emphasis from sharing information with Government on the performance of the planning service to focussing on reporting the effectiveness and value for money of the Council and planning services to the local community.

¹ODPM (2005) Local Development Framework Monitoring: A Good Practice Guide

²ODPM (2006) Annual Monitoring Report FAQs and Emerging Best Practice 2004-05

³DCLG (2006) Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008

⁴DCLG (2011) Preparation and Monitoring of Local Plans [Online] Available from: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1876440.pdf>

⁵PAS (2011) Monitoring that Matters: towards a better AMR [Online] Available from: <http://www.pas.gov.uk/pas/core/page.do?pagelId=620773>



KEY REQUIREMENTS FOR THE NORTH NORTHAMPTONSHIRE ANNUAL MONITORING REPORT

Planning Policy Statement 12 (Local Spatial Planning) requires that the annual monitoring report should seek to achieve four key tasks (para. 4.47):

- Report progress on the timetable and milestones for preparation of documents set out in the local development scheme including reasons why they are not being met.
- Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
- Include progress against the core output indicators including information on net additional dwellings and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

These four tasks are considered central to the effectiveness of a local annual report and shall be covered throughout the document. This shall be achieved by specific sections on key areas (such as Infrastructure and the local development scheme) or reported through the use of indicators and associated commentary on trends/changes. Further to this, the annual report will make use of the following indicators to highlight both what is happening now, and what may happen in the future.

LOCAL DEVELOPMENT MONITORING: USE OF INDICATORS

Previous versions of the annual monitoring report for North Northamptonshire have made use of a range of indicators advocated in national guidance by the government. Although this guidance has now been withdrawn, for the 2011 report the indicator set shall continue to be used in order to maintain a rolling, consistent evidence base, though this will be reviewed for future reports.

There are three types of indicator which have been typically been used in the annual monitoring report and which will be central to the current document:

- Contextual Indicators – these establish the baseline position of the wider social, environmental and economic circumstances. In addition contextual information relevant to local authority areas will be published on the websites of the individual districts/boroughs. Key contextual indicators for North Northamptonshire, consistent with previous years, are provided at Part B of this report.



- Output Indicators – these are aimed at measuring quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. Output indicators are analysed at a North Northamptonshire level in part A of this report.
- Significant Effects Indicators – these assess the social, economic and environmental effects of planning policy and are linked to sustainability appraisal objectives and indicators. These are covered throughout this report at both parts A and the appendices.

NORTH NORTHAMPTONSHIRE: MONITORING THE EFFECTIVENESS OF THE NORTH NORTHAMPTONSHIRE CORE SPATIAL STRATEGY (NNCSS)

This is the third Monitoring Report produced by the North Northamptonshire Joint Planning Unit (NNJPU) on behalf of its local authority partners⁶. This report covers the period April 1st 2010 to March 31st 2011 and outlines progress with implementing the Joint Core Strategy under the following broad headings:

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

This format broadly follows that established in previous versions of the annual report, both for consistency and to enable cross-referencing. Less than three years on from the NNCSS adoption (June 2008) it is still too early in some instances to track trends and performance and draw meaningful conclusions. This is further compounded by the economic recession which can make it difficult to identify where change is a result of policy or wider macro-economic forces.

WELLINGBOROUGH TOWN CENTRE AREA ACTION PLAN

This AMR also reports progress on the implementation of the Wellingborough Town Centre Area Action Plan which was adopted in July 2001. The Borough Council have been monitoring changes since the 2010 AMR and an update on progress is provided at Appendix A.

⁶ The NNJPU represents the local authorities of Corby Borough, East Northamptonshire District, Kettering Borough and the Borough Council of Wellingborough.

2. LOCAL DEVELOPMENT SCHEME

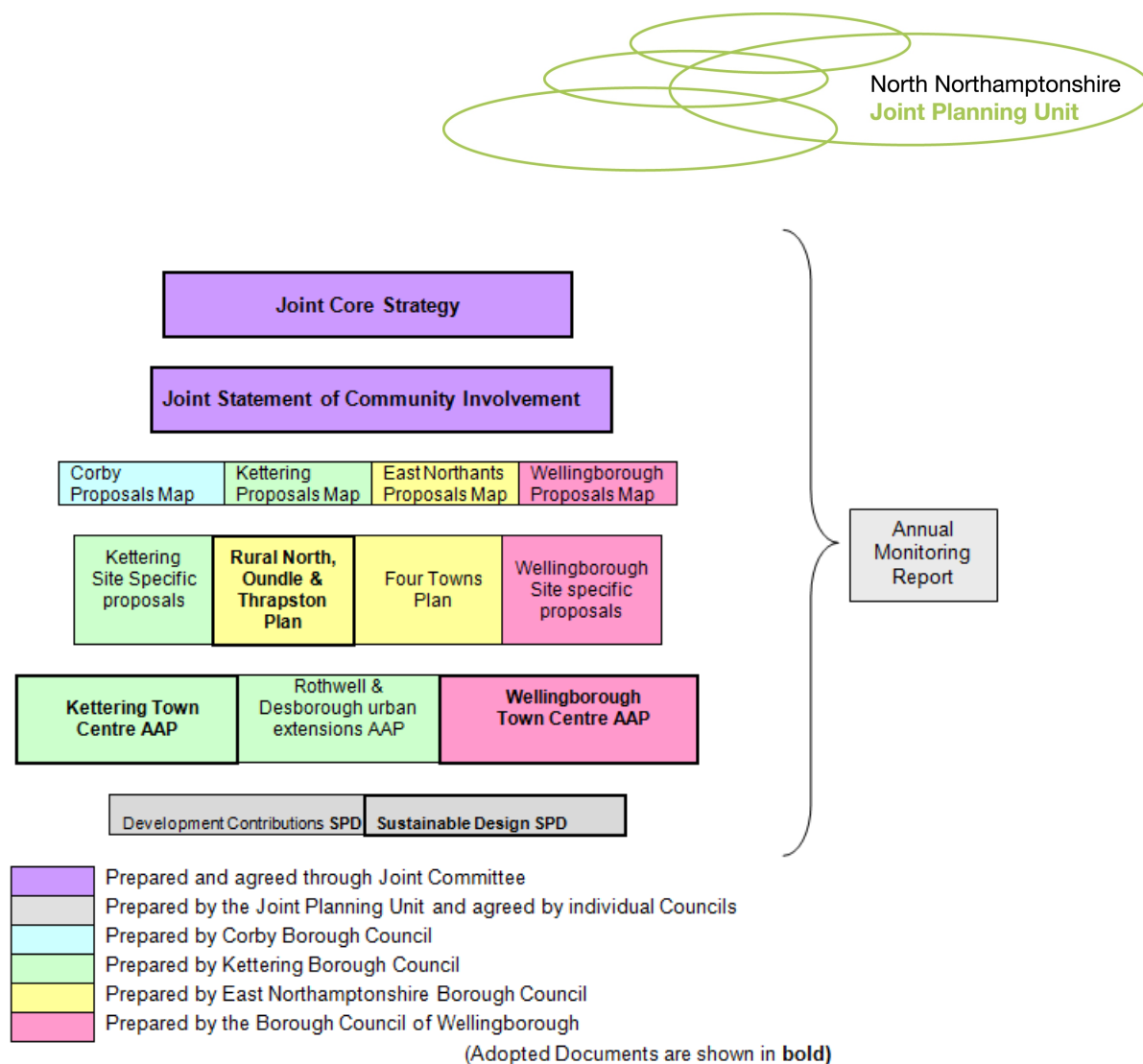


PROGRESS WITH THE LOCAL DEVELOPMENT SCHEMES

Planning authorities are required to submit a Local Development Scheme (LDS) to the Secretary of State. The LDS is a public statement setting out what planning documents are to be prepared locally (these are together referred to as the Local Development Framework, or 'LDF') and the timetable for their production. The local development scheme has three main roles:

- a) To create certainty for the public and stakeholders, informing them of the range of plans being produced, the timescales for producing them and the intended outcomes
- b) To effectively prioritise, programme and allocate resources for the preparation of plans
- c) To provide a framework and timetable for the review of plans

The four Councils resolved in the summer of 2004 to produce a joint 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 North Northamptonshire Core Spatial Strategy (NNCSS) 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 NNCSS, which covers the period to 2021, is now being reviewed and its provisions rolled forward to 2031.

The partner authorities are in the process of preparing Site Specific plans based on the provisions of the adopted NNCSS; these will include land allocations for development and detailed policies for the management of development.

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 website of the Government Office for the East Midlands: <http://www.goem.gov.uk/goem/planning/dev-plans/608803/?a=42496>

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



PROGRESS IN THE MONITORING YEAR

The LDS portfolio in force during the monitoring year 2010-11 was brought into effect in September 2009 and covers the period to September 2012. Two documents were withdrawn in the monitoring year - Kettering Urban Extension AAP and the Corby Borough Site Specific Allocations DPD. No documents were adopted within the monitoring year but two were adopted in July 2011 – Kettering Town Centre AAP and the Rural North, Oundle and Thrapston Plan (East Northamptonshire). In addition, by July 2011 each partner LPA had adopted the Biodiversity SPD that was written in conjunction with the Northamptonshire Wildlife Trust.

The publication of the Localism Bill (now Enacted) has continued the political and procedural uncertainty of the previous monitoring year. The proposed revocation of Regional Plans (upon which the NNCSS is based) and the proposed introduction of a Neighbourhood Planning tier has caused the local planning authorities to delay decisions on the timetable for forthcoming DPDs. A draft National Planning Policy Framework was published in July 2011 and is expected to be brought into effect in spring 2012.

Whilst the timetable for the replacement Joint Core Strategy has been continually revisited and informally updated, work on the more detailed DPDs has stalled in East Northamptonshire and Wellingborough. In Kettering the Site Specific Proposals DPD timetable has been continually revised to run just behind the Joint Core Strategy timetable.

CURRENT SITUATION

Corby

The Corby 'Site Specific Allocations DPD' was withdrawn in April 2011 following a resolution at a meeting of the Borough Council's Local Plan Committee on 23rd March 2011. This decision was taken in order to focus on the review of the Joint Core Strategy and explore alternative ways of securing a robust local policy framework.

East Northamptonshire

The Rural North, Oundle and Thrapston Plan was adopted on 18th July 2011, just over two years after it was pronounced 'sound' by an independent Inspector.

A timetable for the remaining East Northamptonshire DPD - the 'Four Towns Plan' was agreed at a meeting of the Council's Planning Policy Committee on 19th September 2011. This anticipates pre-submission consultation in March-April 2013, Examination in November-December 2013 and Adoption in May 2014.



Kettering

The Kettering Town Centre Area Action Plan was adopted on 6th July 2011, following Examination by an independent Inspector and hearing sessions on 15-16 March 2011.

At a meeting of the Planning Policy Committee on 31st August 2010, Kettering Borough Council resolved to submit the Rothwell & Desborough Urban Extension Area Action Plan to the Secretary of State. Submission was delayed in favour of progressing the Kettering Town Centre Area Action Plan. Kettering Borough Council is yet to submit the Rothwell and Desborough AAP, however a report updating Members, with a further recommendation is expected in early 2012.

The Site Specific Proposals DPD timetable is currently running behind the Joint Core Strategy review timetable (see below), with pre-submission consultation planned for October-November 2012, Examination in May 2013 and Adoption in September 2013. This is subject to change if there is further slippage in the Joint Core Strategy timetable.

Wellingborough

The Wellingborough 'Site Specific Proposals Plan has been delayed pending progress with the Joint Core Strategy review and a revised timetable will be agreed once the situation becomes clearer. A 'preferred options' consultation was undertaken in November-December 2010.

North Northamptonshire

A revised timetable for the replacement Joint Core Strategy was discussed at a meeting of the Joint Planning Committee on 24th November 2011. The currently anticipated timetable is for pre-submission consultation in July-September 2012, Examination in March 2013 and Adoption in July 2013. This may be subject to further slippage if technical work is delayed, regular updates will be put onto the NNJPU website at www.nnjpu.org.uk

COMMENTARY

Political uncertainties have been at the heart of the major delays in progressing both the replacement Joint Core Strategy and the linked site specific DPDs. Equally, despite the current recession, pressure remains to determine applications on key sites and to resist smaller scale proposals not in accordance with the adopted core strategy. A Statement of Intent on housing requirements was produced in autumn 2010 but has not been progressed because the East Midlands Regional Plan and its housing targets are still in place. Regional Plans are expected to be revoked in Spring 2012, which will enable locally based housing targets to be set, against which the five year supply of housing can be measured. At this time, the Statement of Intent will be revisited in light of an updated Strategic Housing Market Assessment.



The lack of progress with development plan documents has added to the uncertainties around site allocation, with scarce technical resources spread too thinly to be effective. There is considerable scope for further rationalisation and joint working in order to provide more focused policy preparation and divert resources into implementation, including supporting neighbourhood plans where communities wish to prepare these.

The 2009 LDS timetable chart is shown overleaf, with updates added in text and actual DPD adoption dates shown with an asterisk.

	2009				2010								2011								2012																		
	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		
NN Joint Local Development Scheme																																							
Joint Core Strategy (First Review)					R	e	v	i	s	e	d		t	i	m	e	t	a	b	l	e																		
Corby Borough Local Development Scheme																																							
Corby Borough Site Specific Allocations					W	i	t	h	d	r	a	w																											
East Northamptonshire District Local Development Scheme																																							
Rural North, Oundle and Thrap- ston Plan					A	d	o	p	t	e	d																												
Four Towns Plan					R	e	v	i	s	e	d		t	i	m	e	t	a	b	l	e																		
Kettering Borough Local Development Scheme																																							
Kettering Borough Site Specific Pro- posals					R	e	v	i	s	e	d		t	i	m	e	t	a	b	l	e																		
Rothwell & Desbor- rough Urban Exten- sion AAP					R	e	v	i	s	e	d		t	i	m	e	t	a	b	l	e																		
Kettering Town Centre AAP					A	d	o	p	t	e	d																												
Kettering Urban Extension AAP					W	i	t	h	d	r	a	w																											
Borough of Wellyingborough Local Development Scheme																																							
Borough of Wel- lingborough Site- Specific Proposals					U	n	d	e	r			R	e	v	i	e	w																						

2009 Local Development Scheme with updates added in text

Milestones



Stakeholder and Community Involvement
Consultation on proposed submission plan



Date for submission to Secretary of State
Pre-hearing meeting



Examination hearing
Proposed date for Adoption

* Actual adoption date

3. OVERALL SPATIAL STRATEGY



DISTRIBUTION OF HOUSING DEVELOPMENT, 2001-11

District/Borough	Settlement/Area	Indicative Housing Requirement 2001-21 (net)	% of overall development 2001-21	Housing Completions 2001-11	Residual Requirement 2011-2021	% settlement/area contribution to overall development 2001-11
CORBY						
Growth Town	Corby	15,510	29.77	3,295	12,215	20%
Rural Areas	Corby Rural ⁷	1,290	2.48	532	758	3%
Corby Totals		16,800	32.25	3,827	12,973	23%
KETTERING						
Growth Town	Kettering ⁸	7,500	14.40	2,088	5,412	13%
Smaller Towns	Burton Latimer	700	1.34	330	370	2%
	Desborough	1,940	3.72	1,109	831	7%
	Rothwell	1,320	2.53	500	820	3%
Rural Areas	Kettering Rural ⁹	1,640	3.15	1,380	260	8%
Kettering Totals		13,100	25.14	5,407	7,693	33%
WELLINGBOROUGH						
Growth Town	Wellingborough	11,590	22.25	2,077	9,513	13%
Rural Areas	Wellingborough Rural	1,210	2.32	866	344	5%
Wellingborough Totals		12,800	24.57	2,943	9,857	18%
EAST NORTHANTS						
Smaller Towns	Rushden	5,090	9.77	1,621	2,084	18%
	Higham Ferrers			644		
	Irthlingborough			741		
Rural Service Centres	Raunds	1,100	2.11	239	861	1%
	Thrapston	1,140	2.19	490	650	3%
	Oundle	610	1.17	189	421	1%
Rural Areas	East Northamptonshire Rural	1,460	2.80	539	921	3%
East Northamptonshire Totals		9,400	18.04	4,463	4,937	26%
NORTH NORTHANTS						
Growth Towns		34,600	66.41	7,460	27,140	46%
Smaller Towns		9,050	17.37	4,945	4,105	30%
Rural Service Centres		2,850	5.47	918	1,932	5%
Rural Areas		5,600	10.75	3,317	2,283	19%
North Northamptonshire Totals		52,100	100.00	16,440	35,460	100%

⁷Includes Little Stanion

⁸Includes Barton Seagrave

⁹Includes Mawsley



Between 2001 and 2011, 16,640 net additional dwellings had been built in North Northamptonshire. This equates to 32% of the overall 52,100 target being delivered over this period.

The preceding table outlines where housing development has occurred over the first ten years of the Core Strategy at both settlement specific and settlement category level. As can be seen, most development has occurred in Kettering Borough, with 5,407 new dwellings (or 33% of all development). Kettering town itself has contributed the most to the Borough figure, with 2,088 dwellings (13% of all development), although its smaller towns have closely matched these development levels, cumulatively delivering 12% of all development to date, with Desborough accounting for the largest share of this figure at 7%. Additionally, the rural element of the Borough has contributed 8% of all development to date, aided by the growth of Mawsley village.

What these figures highlight is the size of Kettering Borough and the development opportunities there are across its range of settlements. However, it also highlights that the smaller towns and rural areas of the Borough have been popular locations for development over the first ten years of the plan and have cumulatively surpassed levels of development at the growth town of Kettering. A possible reason for this is due to the fact that there has been a delay in the commencement of the Kettering East urban extension which forms a major element of housing supply at the town.

East Northamptonshire has seen the second highest levels of development to date with 4,463 dwellings (26% overall). Development at the three smaller towns of Rushden, Irthlingborough and Higham Ferrers have contributed most to this figure, accounting to 18% of all development to date with Rushden, the principal settlement of the area, having the most new houses built. Thrapston and the rural areas of the district have contributed the next highest proportions of development in the district, with 6% between them.

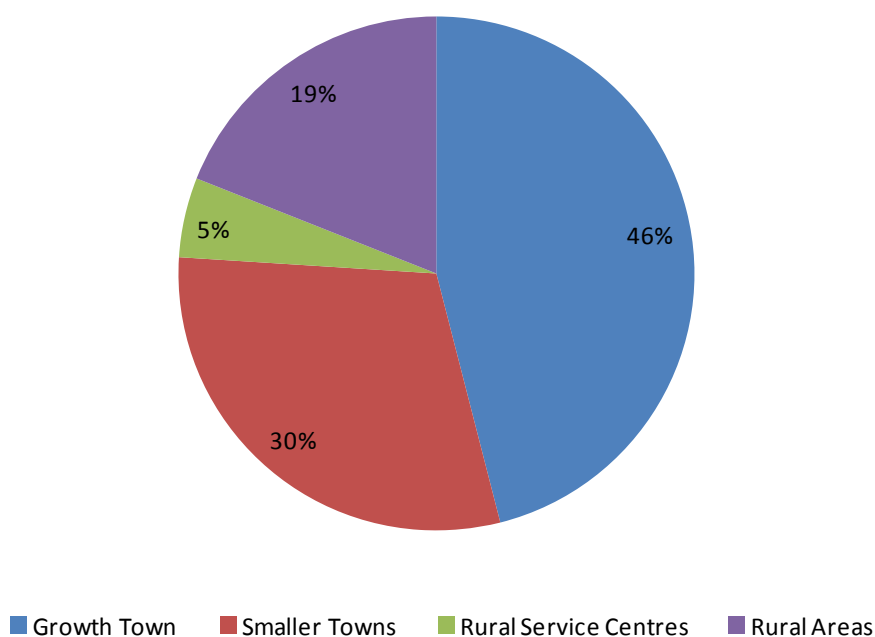
Corby Borough has seen the third highest levels of housing built to date with 23% of all development. This figure has been facilitated by high levels of growth at Corby town itself (20% of all development) and reflects both its growth town status and the small rural hinterland of the Borough.

Finally, the Borough of Wellingborough has contributed the least share of development to date, amounting to 18% overall. Most of this development has occurred in Wellingborough town, as would be expected with its growth town status.



The following graph depicts the share of overall development, 2001-11, by settlement type.

Location of Housing Development 2001-11



Overall, as the above chart shows, between 2001-11, the location of housing development, by settlement category, has been consistent with Core Strategy Table 5 (Distribution of Housing) and therefore the results are not unexpected. However, it seems in proportionate terms, the Growth towns have not had as much new housing delivered when compared to the smaller towns and rural areas which have contributed at greater levels than expected. Notwithstanding this, it should be noted that of the five urban extensions identified for the growth towns, only one is under construction (Priors Hall, Corby) and the delay in implementing the other sites, as a result of the economic downturn, is seemingly leading to sites at smaller settlements being developed in the interim. However, it is important to emphasise that the Core Strategy is a 20 year plan and these trends will be addressed over the lifetime of the document, particularly as the consented (and pending) urban extensions start to deliver housing.



DISTRIBUTION OF HOUSING DEVELOPMENT, 2009-11

District/Borough	Settlement/Area	Indicative Housing Requirement 2001-21 (net)	Housing Completions 2009/10 (net)	Housing Completions 2010/11 (net)
CORBY				
Growth Town	Corby	15,510	341	445
Rural Areas	Corby Rural ¹⁰	1,290	31	140
Corby Totals		16,800	372	585
KETTERING				
Growth Town	Kettering ¹¹	7,500	100	172
Smaller Towns	Burton Latimer	700	25	41
	Desborough	1,940	85	150
	Rothwell	1,320	87	67
Rural Areas	Kettering Rural ¹²	1,640	98	43
Kettering Totals		13,100	395	473
WELLINGBOROUGH				
Growth Town	Wellingborough	11,590	63	65
Rural Areas	Wellingborough Rural	1,210	88	45
Wellingborough Totals		12,800	151	110
EAST NORTHAMPTONSHIRE				
Smaller Towns	Rushden	5,090	71	94
	Higham Ferrers		6	3
	Irthlingborough		43	61
Rural Service Centres	Raunds	1,100	8	7
	Thrapston	1,140	35	3
	Oundle	610	1	18
Rural Areas	East Northamptonshire Rural	1,460	47	31
East Northamptonshire Totals		9,400	211	217
NORTH NORTHAMPTONSHIRE				
Growth Towns		34,600	504	682
Smaller Towns		9,050	317	416
Rural Service Centres		2,850	44	28
Rural Areas		5,600	264	259
North Northamptonshire Totals		52,100	1,129	1,385

As the above table highlights, in 2010/11, Corby Borough was the location of most housing development at 585 dwellings. This was closely followed by Kettering Borough (473 dwellings). There were 217 houses built in East Northamptonshire and 110 in Wellingborough. Cumulatively, 1,385 net additional dwellings were built in North Northamptonshire in 2010/11.

¹⁰Includes Little Stanion

¹¹Includes Barton Seagrave

²¹Includes Mawsley



In 2010/11, the growth towns were the predominant focus for housing development, with 682 completions overall. This was principally due to completions at Corby town (445), followed by 172 dwellings at Kettering. In contrast there were only 65 completions at Wellingborough. However, this denotes an overall increase of 35% more development at the Growth Town locations compared to the 2010 AMR position (504).

The smaller towns delivered the next highest share of housing in 2010/11 with 416 dwellings. Over this period, Desborough had the most development in this time with 150 completions. Rushden (94). Rothwell (67) and Irthlingborough (61) were also a focus for growth. Overall, there was a 31% increase in development at the Smaller Towns compared to the 2010 AMR position.

The rural areas also played a role in housing delivery last year with 259 dwellings, most of which were in Corby Borough (140) where the Little Stanion development provided a considerable element of new rural housing. It appears housing delivery in these areas has remained relatively stable between the 2010 and 2011 AMRs, with 264 and 259 completions recorded respectively.

Similar completion numbers were recorded in the rural hinterlands of Kettering and Wellingborough (43 and 45) and 31 houses were built in East Northants. In contrast, only 28 dwellings were built in the rural service centres of East Northants although this figure is not too much different to that recorded in 2010 for this settlement category (44 dwellings).

Overall, housing completions were 23% higher in 2010/11 compared to the preceding year. This marks a clear improvement in this area but will need be closely monitored in future AMRs to gauge trends.

In addition to outlining the distribution of new housing development, the NNCSS also makes provision for development on previously developed land (PDL). The following output indicator tables outline progress with this objective.

USE OF PREVIOUSLY DEVELOPED LAND

North Northamptonshire
Joint Planning Unit

COI BD2: Total Amount of employment floorspace on previously developed land – by type

BD2		B1a	B1b	B1c	B2	B8	B1/B2	Total
Corby	Gross	0	0	360	12,097	1,330	0	13,787
	% Gross on PDL	0	0	100%	85%	100%	0%	77%
East Northamptonshire	Gross	0	0	754	0	393	0	1,147
	% Gross on PDL	0%	0%	100%	0%	100%	0%	14%
Kettering	Gross	670			110	319	0	1,099
	% Gross on PDL	100%			100%	100%	0%	100%
Wellingborough	Gross	153			57	3,618	0	3,058
	% Gross on PDL	100%			100%	100%	100%	100%
North Northamptonshire	Gross	1,937			12,264	5,660	0	19,091
	% Gross on PDL	100%			67%	100%	100%	62%

Over 62% of employment was developed on PDL in 2010/11. Both Wellingborough and Kettering achieved 100% of new employment floorspace on PDL. Corby also delivered a high proportion of employment floorspace on PDL (77%). East Northamptonshire only achieved 14% of new employment development on PDL due to a B2 development of 6,985m² that took place on Greenfield land as an extension to an existing manufacturing warehouse. This can be seen in table COI BD1 above.

COI H3: New and converted dwellings - on Previously Developed Land

	Gross Housing Completions	Gross Housing Completions on PDL	% of Gross Housing Completions on PDL	% Difference to 2010 position
Corby	585	179	31%	-1%
East Northamptonshire	217	122	56%	-27%
Kettering	477	275	58%	+6%
Wellingborough	120	60	50%	-43%
North Northamptonshire	1,399	636	45%	-12%

In 2010/11, 45% of all new and converted gross dwellings were built on previously developed land (636 out of 1,399 gross dwellings). In the 2010 AMR, the equivalent figure was recorded as 57%, so overall there has been a 12% drop in performance compared to last year. However, at Policy 9 (Distribution and Location of Development), there is a local target for at least 30% of the overall housing requirements to be delivered on PDL.



Therefore, in 2010/11, North Northamptonshire achieved this objective, albeit only Kettering Borough recorded an increased % provision of dwellings on previously developed land (6%), with all other local authorities noting a fall (although this was negligible in Corby).

ACCESSIBILITY – ENSURING ACCESS TO SERVICES AND FACILITIES FROM NEW DEVELOPMENTS

Bus Stops



	% of completed development within 0.4km of a bus stop
Corby	95
East Northamptonshire	90
Kettering	93
Wellingborough	100
North Northamptonshire	93

In 2010/11, 93% of all new housing development has been within 400m of a bus stop. This is a little less than the previous year, but it still helps meet the modal shift targets set out in the core strategy. There has been little change in the values for each Local Authority (the largest change was a 9% decrease for East Northamptonshire). However, this does not give any indication of the number of people using these stops and if new stops have been created to serve new developments.

Health Centre



	% of completed development within 1km of a health centre
Corby	74
East Northamptonshire	58
Kettering	80
Wellingborough	100
North Northamptonshire	74

Overall there has been a c.10% increase from the 2009/10 position in respect of new housing development being within 1km of a health centre. This year Wellingborough and Kettering had the highest percentage of completed development within this distance. East Northamptonshire had the lowest amount of developments within 1km of a healthcare centre.

Sports Centre



	% of completed development within 2km of a sports centre
Corby	58
East Northamptonshire	40
Kettering	31
Wellingborough	92
North Northamptonshire	45

Overall there has been a decrease of about 13% in the amount of development that is within 2km of a sports centre, with the largest decrease in Corby. However there has been a significant increase in Wellingborough. Kettering had the least amount of development within 2km of a sports centre.

Primary School



	% of completed development within 0.6km of a primary school
Corby	74
East Northamptonshire	63
Kettering	80
Wellingborough	100
North Northamptonshire	75

Overall the amount of development within 600m of a primary school has increased by about 7% in the last monitoring year with the most significant increase in Corby. The largest amount of development within 600m of a primary school was Wellingborough with 100% and the lowest was East Northamptonshire with 63%.

Secondary School



	% of completed development within 1.5km of a secondary school
Corby	53
East Northamptonshire	53
Kettering	49
Wellingborough	100
North Northamptonshire	56

In respect of distance to secondary schools, the overall amount of development within 1.5km has stayed roughly the same (with a slight decrease of 2% from the previous year). All development in Wellingborough last year was within 1.5km of a secondary school and the Borough has seen the greatest increase in performance as a result, rising from 60% the previous year to 100%. The greatest decrease was in East Northamptonshire and the lowest proportionate return was in Kettering.

4. ECONOMY AND TOWN CENTRES



The NNCSS 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.

Traditionally, employment monitoring has been based on land supply but in the light of the NNCSS 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 NNCSS 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



When monitoring employment it is important to monitor long term economic performance; however sources of information vary. Last year's AMR used Annual Business Inquiry (ABI) data from 2001 and BRES data for 2009 to assess broad trends. A recently commissioned Employment Targets report from Roger Tym and Partners (RTP) uses ABI data for the period 1998-2008 to assess long term economic trends 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 NNCSS (1998-2001), it is provided to allow trends to be identified in respect of annualised job creation performance.

	NNCSS net job growth 2021	Annualised req. (net)	Performance 1998-2008 (ABI)	Performance 2008-2010 (BRES)	Total 1998-2010	Annualised 1998-2010
Corby	13,580	679	-286	-1,518	-1804	-150
Kettering	16,200	810	6,202	-882	5320	443
Wellingborough	12,400	620	-1,371	-1,042	-2413	-201
East Northamptonshire	5,220	261	7,467	-948	6519	543
North Northamptonshire	47,400	2,370	12,012	-4390	7,622	635

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 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.

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.

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

COI BD1: Total amount of additional employment floorspace – by type



In contrast to previous monitoring years North Northamptonshire has developed significantly more employment floorspace, particularly an increased supply of B2 land consistent with the policies of the NNCSS. Corby has delivered the most employment floorspace, particularly when compared to recent monitoring years, whereas Kettering brought forward the least employment land. However, it is evident that North Northamptonshire is still under-performing in relation to the development of B1 floorspace.

BD1		B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	Gross	0	0	360	2,070	-	14,167	1,330	0	17,927
	Net	0	0	360	1,959	-	14,167	-2,535	0	13,951
East Northamptonshire	Gross	0	0	754	-		6,985	393		8,132
	Net	0	0	754	-		6,985	393		8,132
Kettering	Gross	670			-		110	319		1,099
	Net	112			-		110	319		541
Wellingborough	Gross	153			-		57	3,618		3,828
	Net	-815			-		-3,073	3,618		-270
North Northamptonshire	Gross	1,937			2070		21,319	5,660		30,986
	Net	411			1959		18,189	1,795		22,354



COI BD3: Employment land available (ha) – by type →

BD3	B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total (ha)
Corby	12	0	0.7	23.1	-	17.8	76	100.7	230
East Northamptonshire	7.88			-	-	1.92	5.06	-	14.86
Kettering	11.8			-	-	1	0.5	0	13.3
Wellingborough	31.44			-	-	3.84	15.66	17.52	68.46
North Northamptonshire	86.92			-	-	24.56	97.22	118.22	326.62

Using the technical note 'Translating job numbers into employment land requirements' it is possible to calculate the employment figures required in the NNCSS into land requirements. The technical note incorporates the requirement for a 5 year slack of land to provide choice and flexibility. The figures below set out the land requirements from the 2001 base date, and alongside the table above it is evident that there is a significant oversupply of land in the pipeline to deliver the NNCSS job requirements, once completions since 2001 are taken into account. However, the notional oversupply does not take into account the quality of land, or future losses of employment land. The Strategic Employment Land Assessment and Employment Targets Report should be referred to for further information.

	B1	B2	B8	Total
NNCSS/hectares	50.85	22.965	207.68	281.495
NNCSS + 5 year slack/hectares	63.56	28.7	256.6	351.86

COI BD4 – Total Amount of floorspace (m2) for 'town centre uses' ↑

In terms of Town Centre development, there has been a major development in Corby in recent years (Willow Place) and there is an additional proposal for considerable future retail expansion. Both Kettering and Wellingborough have adopted town centre Area Action Plans which set out extensive future opportunities for town centre development and regeneration. Further to this, there has been an increase in town centre floorspace delivered since the last monitoring period. Town Centre A1 floorspace has increased and D2 floorspace has also increased, mainly due to completion of facilities such as the Corby Cube.



BD4			A1	A2	B1a	D2	Total
Corby	Town Centres	Gross	342	0	0	7,508	7,850
		Net	17	0	0	7,508	7,525
	District	Gross	35	30	2,430	0	2,495
		Net	-19	30	2,430	0	2,441
East Northamptonshire	Town Centres	Gross	44	0	0	0	44
		Net	44	0	0	0	44
	District	Gross	314	0	0	0	314
		Net	314	0	0	0	314
Kettering	Town Centres	Gross	1,050	0	670	1,259	2,979
		Net	588.3	0	328	1,259	2,175.3
	District	Gross	0	0	0	0	0
		Net	-499	0	-267	0	-766
Wellingborough	Town Centres	Gross	0	0	0	0	0
		Net	0	0	0	0	0
	District	Gross	40	0	0	26,194	26, 234
		Net	-137	0	0	26,194	26, 057
North Northamptonshire	Town Centres	Gross	1,436	0	670	8,767	10,873
		Net	649.3	0	328	8,767	9,744.3
	District	Gross	389	30	2,430	26,194	29,043
		Net	-341	30	2,163	26,194	28,046

5. HOUSING



This section of the AMR covers performance in the provision of new housing relative to the targets set in the NNCSS. Consistent with previous AMRs output indicators are primarily used to explore trends. This section also outlines housing supply in respect of five year housing land analysis and includes trajectories that show projected performance graphically.

COI H1 – Plan Period and Housing Targets →

The Localism Act received Royal Assent on November 15th 2011. This Act, amongst other measures, will abolish the Regional Strategy and the targets upon which Core Strategies have been based. For the purposes of indicator COI H1 above, the plan period and housing targets follow the provisions of the adopted NNCSS; namely 52,100 dwellings to 2021 comprising of district specific allocations.

COI H2a: Net additional dwellings – in previous years →

	Start of plan period	End of plan period	Total housing required	Source of plan target
Corby	01/04/2001	31/03/2021	16,800	NNCSS
East Northamptonshire			9,400	
Kettering			13,100	
Wellingborough			12,800	
North Northamptonshire			52,100	

COI H2b: Net additional dwellings – for the reporting year (2010/11) ↑

Between 2001 and 11 there have been 16,640 net additional dwellings built across North Northamptonshire. Of this, 1,385 dwellings were built in the reporting year. To date, Kettering Borough has delivered the most development (5,407) and Wellingborough the least. However, in 2010/11, Corby delivered the most housing overall, with 585 dwellings, as facilitated by government 'Kickstart' grant funding.

COI H2(a): Net additional dwellings – in previous years										
COI H2(b): Net additional dwellings – for the reporting year										
	2001/ 02 H2a	2002/ 03 H2a	2003/ 04 H2a	2004/ 05 H2a	2005/ 06 H2a	2006/ 07 H2a	2007/ 08 H2a	2008/ 09 H2a	2009/ 10 H2a	2010/ 11 H2b
Corby	96	184	422	293	369	573	457	476	372	585
East Northants	467	606	482	609	661	504	536	170	211	217
Kettering	572	572	572	572	572	572	685	422	395	473
Wellingborough	306	175	280	415	345	392	474 ¹³	295	151	110
North Northants	1,441	1,537	1,756	1,889	1,947	2,041	2,152	1,363	1,129	1,385
Cumulative Total	1,441	2,978	4,734	6,623	8,570	10,611	12,763	14,126	15,255	16,640

¹² WBC have made an amendment to this figure. This has previously been reported as 475 completions (AMR's 2008/09 and 2009/10)



COI H2c: Net additional dwellings – in future years¹⁴ ↓

	2011/ 12 H2c ¹⁵	2012/ 13 H2c	2013/ 14 H2c	2014/ 15 H2c	2015/ 16 H2c	2016/ 17 H2c	2017/ 18 H2c	2018/ 19 H2c	2019/ 20 H2c	2020/ 21 H2c
Included in 5 Year Housing Supply Assessment?	CUR-RENT YEAR	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Corby	822	557	1,088	1,292	943	1,058	986	1,145	1,116	1,102
East Northants	251	284	399	594	550	512	359	246	173	143
Kettering	350	551	563	891	749	680	677	516	580	505
Wellingborough	219	239	387	424	615	670	670	670	670	646
North Northants	1,642	1,631	2,437	3,201	2,857	2,920	2,692	2,577	2,539	2,396
Cumulative Total	18,282	19,913	22,350	25,551	28,408	31,328	34,020	36,597	39,136	41,532

The data in Table COI H2(c) is as extracted from the local authority housing trajectories as presented in Appendix B of this AMR. This table shows the anticipated levels of housing completions, at both local authority and North Northamptonshire levels, over the remainder of the plan. In addition, the data in years 2011-17 has been used to calculate the recalibrated five year housing requirement for the area (which covers the period 2012-17). Further details of can be found at Appendix C.

As this table highlights, it is anticipated that levels of house building in North Northamptonshire are expected to pick up from 2013/14 onwards and stay at consistently steady levels until the end of the plan period. As flagged in the above table, and in last year's AMR, it is envisaged that the area will not be able to deliver the levels of housing (52,100) stipulated in the Core Strategy. Instead, it is currently envisaged that only 41,532 dwellings will be built over the period 2001-21—a shortfall of 10,568 dwellings overall. This conclusion is based on analysis of the housing site schedules prepared by each district, as based upon extant commitments and forthcoming site allocations, which highlight that no local authority area currently has enough sites identified to deliver the Core Strategy target by 2021.

It should be noted that all districts have revised their housing trajectories this year and, for consistency across the area, unallocated Greenfield sites have no longer been included. This is because a formal judgement has not been made on their suitability for housing development and therefore it is not considered appropriate to pre-determine whether they may contribute in future to district housing supply¹⁶.

¹⁴This data is as sourced directly from the housing trajectories produced by each district.

¹⁵This is the current year (2011/12)

¹⁶Table H2c above outlines a supply of 13,046 dwellings 2012-17. However, for the assessment of housing land supply, the NNJPU has discounted 82 dwellings on unallocated Greenfield in Corby Borough. This reduces the overall housing supply figure for North Northamptonshire by 82 to 12,964 dwellings 2012-17.



COI H2d: Managed Delivery Target

	2012/ 13 H2d	2013/ 14 H2d	2014/ 15 H2d	2015/ 16 H2d	2016/ 17 H2d	2017/ 18 H2d	2018/ 19 H2d	2019/ 20 H2d	2020/ 21 H2d
Corby	1,350	1,449	1,501	1,536	1,654	1,803	2,076	2,541	3,966
East Northamptonshire	521	550	572	568	572	587	663	871	1,569
Kettering	816	849	890	890	918	977	1,077	1,358	2,136
Wellingborough	1,071	1,175	1,287	1,431	1,595	1,826	2,211	2,982	5,293
North Northamptonshire	3,758	4,023	4,250	4,425	4,739	5,193	6,027	7,752	12,964

The 'Managed Delivery'¹⁷ figures presented above represent the net additional dwellings required to come forward each year, over the remaining plan period, to meet the NNCSS housing target. 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 supply or whether there is any need for action to facilitate delivery of the strategic allocation. 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.

As outlined in the preceding commentary, North Northamptonshire does not have enough housing sites identified to deliver the plan targets to 2021. This has the effect of causing the 'Manage' calculation to increase annually over the remainder of the plan period and is in sharp contrast to the 2009 AMR where a perceived oversupply of sites, relevant to targets, facilitated a steady drop in these figures (which are replicated in the individual and North Northamptonshire housing trajectories over upcoming pages/sections). To address this trend, more sites need be identified to counter the current shortfall in supply, which is currently made difficult by the prevailing economic climate. This situation will be addressed through an update to the 2009 SHLAA and the subsequent identification of additional housing sites through the NNCSS review and through site specific plans produced by the districts. In particular, the NNCSS review will use updated housing market information to set more appropriate levels of growth for the area.

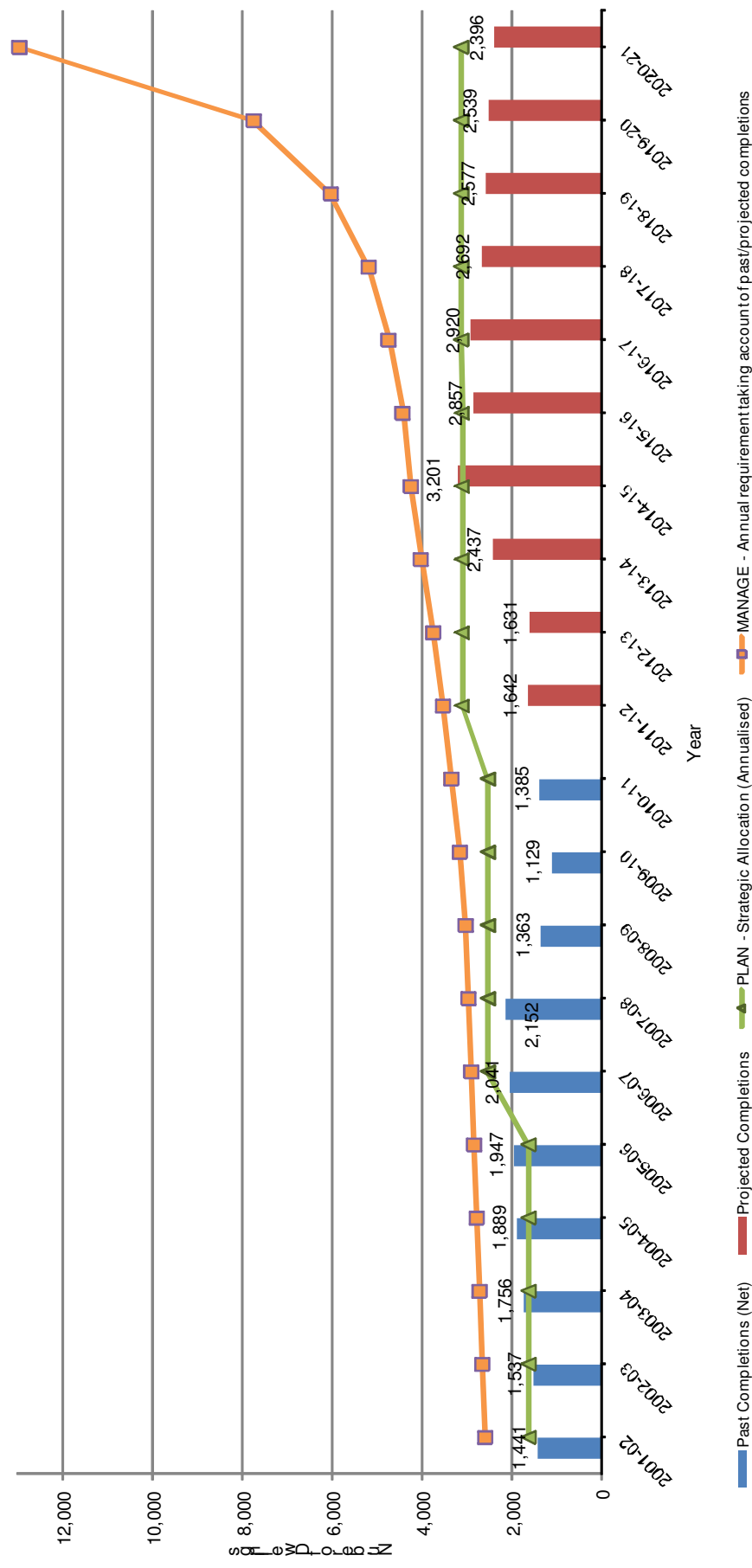
The data in Tables COI H1 to H2d above is represented in a housing trajectory produced for the area overleaf.

¹⁷This data has been prepared in accordance with the guidance, and examples, presented in the DCLG Guidance *Growth Fund – Programme of Development Guidance 2008: Annex B – Guidance on Producing Housing Trajectories* (DCLG, 2008) Available from:

<http://www.communities.gov.uk/documents/housing/pdf/growthfundannexb.pdf>

North Northamptonshire: Projected Housing Trajectory 2001-2021

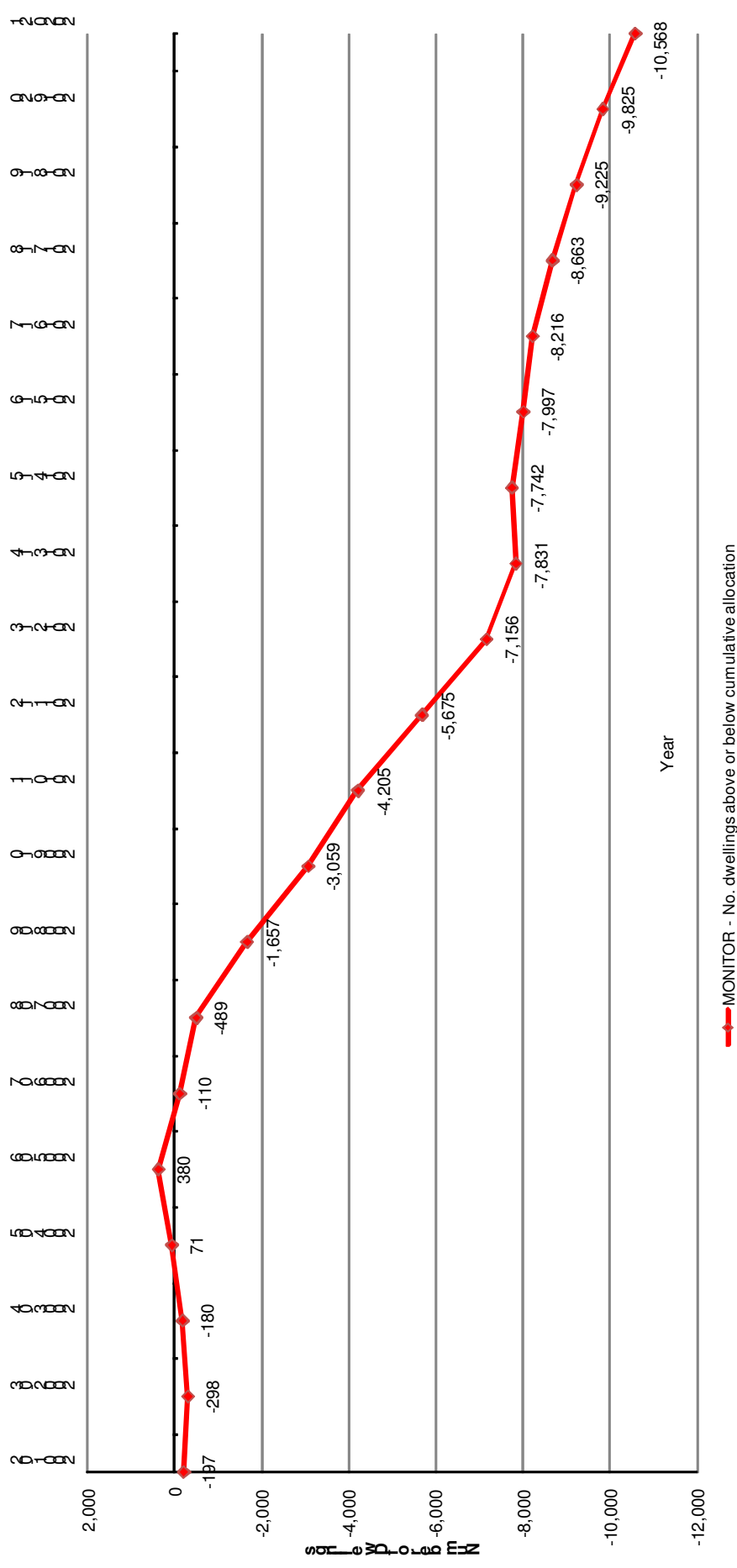
North Northamptonshire
Joint Planning Unit



North Northamptonshire: Projected Performance against Core

Strategy Targets, 2001-2021

North Northamptonshire
Joint Planning Unit



As the above chart shows, at an April 2011 base date, it is identified that on a cumulative basis, the North Northamptonshire local authorities do not currently have enough housing sites identified to deliver the NNCSS target of 52,100 dwellings between 2001 and 21. A shortfall of 10,568 dwellings is projected at the end of the plan period.



NORTH NORTHAMPTONSHIRE: COMMENTARY ON PROJECTED HOUSING TRAJECTORY 2001-21

The preceding Housing Trajectory for North Northamptonshire has been prepared at a base date of April 1st 2011 and denotes a collation of the individual site schedules prepared by the four local authorities (which accompany this AMR. This trajectory denotes a compilation of the data as presented in the preceding Tables COI H2 a, b, c and d.

The Housing Trajectory is a forward planning tool which is designed to support a 'Plan, Monitor, Manage' approach to housing to ensure that sufficient, suitable land is available to achieve local housing delivery objectives. This is informed by collation of a schedule of sites, in varying stages of the planning process, which outlines where and when housing delivery is anticipated to occur over the plan period. The trajectory presented on the previous page has been prepared in accordance with DCLG guidance and shows local housing delivery performance, both past and projected, against Core Strategy targets.

Preparation of a plausible housing trajectory is difficult given the ongoing recession. However, the current trajectory is a reflection of the current situation and identifies that North Northamptonshire will not be able to deliver the planned rates of growth by 2021 (52,100 dwellings). This is in part due to a lack of provision against housing targets in the initial years of the plan followed by the current economic recession which has both slowed rates of housebuilding, as demand has dropped - partly due to constraints on the availability of mortgages as well as more cautious buyers, as well as some sites not currently being viable for development due to major upfront infrastructure requirements

The green 'PLAN' line presented in the trajectory reflects the phasing rates as presented at Table 3 of the NNCSS. This line shows the number of completions needed on an annual basis to 2021 to attain the plan target of 52,100 dwellings by 2021. From April 2012 onwards, the planned average annual target is 3,127 dwellings per annum for the remainder of the plan period. Taking into account shortfalls to date, this figure increases to 3,758 dwellings. Achieving either of these rates would be a major challenge given that the previous highest annual rate of completions in the area was 2,152 dwellings in 2007/08 when the economic climate was significantly more buoyant.

The red 'MONITOR' line details the projected annual performance of the North Northamptonshire local authorities in comparison to the cumulative annual targets of the Core Spatial Strategy to 2021. As this shows, apart from 2004/05 and 2005/06, North Northamptonshire has not delivered, and will not deliver, the cumulative housing targets set in the Core Strategy to 2021 (as based on assessment of the schedule of housing sites prepared by each district). Housing supply is anticipated to fall particularly sharply between 2011 and 2014 relative to targets after which it shall remain relatively steady but significantly below planned rates of housing provision. By 2021, it is anticipated there shall be a shortfall of 10,568 dwellings against the planned target of 52,100 (as sites for only 41,532 dwellings have been identified by the local authorities at April 1st 2011). This situation has arisen from the fact that Corby, Kettering and Wellingborough Councils rely heavily on Sustainable Urban Extensions as a major element of



housing supply over the plan period and the current economic situation has made it financially unviable to deliver these sites at a rate envisaged in the NNCSS. This is further compounded by the fact that these districts are unable to identify enough housing sites to counter this in the short-term. However, the Strategic Housing Land Availability Assessment is currently being reviewed and will be published in the near future and it is anticipated this technical document will help the local authorities overcome these issues to some extent.

Commentary on the orange 'MANAGE' line has been previously covered at COI H2d in the previous pages.



COI H4: Net additional pitches (Gypsy and Traveller) ↓

	Permanent	Transit	Total
Corby	0	0	0
East Northamptonshire	0	0	0
Kettering	0	1	1
Wellingborough	0	0	0
North Northamptonshire	0	1	1

Policy 17 of the NNCSS seeks provision for gypsies, travellers and travelling show people in line with Government Policy. A *Gypsy and Traveller Accommodation Assessment in Northamptonshire* was produced in March 2008 and has been updated in 2011. The 2008 GTAA identified the need for an additional 41 residential pitches, 10 transit pitches and 6 pitches across North Northamptonshire between 2007 and 2017. Since 2008, an additional 36 permanent and temporary local authority and private G&T pitches have been provided within North Northamptonshire, showing good progress in meeting the requirements of the 2008 study.

Corby had a requirement for 17 permanent pitches to 2017 and delivered 14 permanent and 3 temporary pitches between 2009 and 2011 (in addition to one temporary pitch was provided in 2007). During the same period 1 permanent pitch and 5 temporary pitches were provided in Kettering. There were also an additional 12 permanent pitches delivered within the Borough of Wellingborough in 2009/11. Further to this, Wellingborough was the only local authority to deliver any such pitches in the previous monitoring year (2008/09) with 9 permanent pitches delivered.

The table below is based on Table 6.10 of the *North Northamptonshire GTAA Update 2011* and sets out the new pitch requirements between 2012 and 2022. Kettering has the largest requirement for new residential pitches and is the only local authority to deliver pitch provision over the recent monitoring period. Progress in delivering against this need will be assessed in the next AMR.

Additional residential pitch requirements for Districts and Boroughs of North Northamptonshire, 2012-2022							
	Total at 2011	Req. 2012-17	Total at 2017	Req. 2017-22	Total at 2022	Total Req. 2012-22	Annualised Req.
Corby	18	-2	16	3	19	1	0.1
East Northants	36	2	38	5	43	7	0.7
Kettering	55	3	58	10	68	13	1.3
Wellingborough	29	4	33	5	38	9	0.9
Total	138	7	145	23	168	30	3.0



COI H5: Gross Affordable Housing Completions

	Social Rent Homes provided	Intermediate Homes provided	Total Gross Affordable Homes provided	Total Gross Housing Completions	% Gross Afford. Housing Provision
Corby	95	8	103	585	18%
East Northants	56	22	78	217	36%
Kettering	159	61	220 ¹⁷	477	46%
Wellingborough	85	45	130 ¹⁸	120	108%
North Northants	395	136	531	1,399	38%

Policy 15 of the NNCSS (*Sustainable Housing Provision*) sets specific targets for the provision of affordable housing in each local authority area for the period 2006-11, as based on the *North Northamptonshire Housing Market Assessment* (Fordham Research 2007). These targets are for 30% of all dwelling completions in Corby, Kettering and Wellingborough and 40% in East Northamptonshire to be affordable. Taking account of overall housing targets for the district and borough authorities (NNCSS Table 3), these affordable housing targets equate to 802 out of the 2,531 annual dwellings target set for 2006-11.

As the above table shows, both Corby and East Northamptonshire Councils did not achieve their affordable housing targets in 2010-11 and this facilitated the whole area not meeting its annual 802 target, falling short at 531 dwellings. However, Kettering and Wellingborough Councils did meet this plan objective, as shown above.

On a cumulative basis, there has been a 27% increase in the provision of affordable housing across the area compared to 2010 figures (when 419 additional affordable homes were recorded). This has been facilitated by an increased amount of affordable homes provided in Corby (69 dwellings in 2010—a 49% increase in 2011), Kettering (160 dwellings in 2010—a 38% increase) and Wellingborough (119 dwellings in 2010— a 9% increase). In contrast, there was a 35% drop in provision across East Northamptonshire in 2011 when compared to the previous AMR (there were 120 completions in 2010). Overall the above data shows the performance of North Northamptonshire has improved in this area compared to 2010 although this is an area which will be continued to be monitored going forward to determine progress against NNCSS targets.

¹⁷The 159 Social Rent figure for Kettering comprises 152 new build and 7 mortgage rescue. The 61 intermediate comprises 46 new build plus 15 Homebuy.

¹⁸Here, the recorded gross affordable housing figure for Wellingborough, 2010/11 (130) exceeds the total gross housing completions figure (120) for 2010/11. This has come about due to the way in which Planning Policy define a housing completion, with this defined (regardless of tenure) as occurring when a house being structurally complete i.e. has a roof, windows, doors, etc. However, Housing Strategy (who monitor Affordable Housing) define a completion when the property handover takes place upon an RSL finding a suitable tenant. In Wellingborough's case, a number of affordable homes lay complete, yet unoccupied, for a number of years before being transferred into affordable homes. Further to this, affordable homes can be bought back off the open market which can also significantly increase the gross number. Therefore, a difference in approach has facilitated these figures.



DEMONSTRATING A 5 YEAR SUPPLY OF DELIVERABLE SITES 2012-17

This next element of the housing section outlines the respective housing supply position of each local authority and Northamptonshire as a whole.

Introduction

Planning Policy Statement 3: Housing (PPS3) sets out a requirement for local planning authorities to identify and maintain a rolling five year supply of deliverable sites for housing in the context of existing plans and housing targets¹⁹. Locally, the NNCSS is the overarching development plan for Corby, East Northamptonshire, Kettering and Wellingborough Councils and provides the targets for future levels of housing delivery against which the assessment of five year housing supply is based. PPS3 also sets out the need for local planning authorities to monitor and report progress on housing performance through the Annual Monitoring Report and this requirement forms the basis for the following analysis²⁰.

Years Covered through Assessment

This year's assessment of local housing land supply has been produced using data collated at a base date of 31st March 2011 and is a forward looking analysis of supply which covers the years 2012-17. This work serves as an update to the position as published in the 2010 Annual Monitoring Report (December 2010) which was based on the housing land availability position as at 31st March 2010 and covered the years 2011-16.

Components of Housing Supply considered in Assessment

For the purposes of assessment, this year the NNJPU has considered potential housing supply from the following components:

- Sites with planning permission (including those subject to completion of a S106 agreement)
- Saved Local Plan allocations
- Sites allocated in the Development Plan at 31/03/11 (i.e. the NNCSS and Wellingborough Town Centre Area Action Plan)
- Sites which are Under Construction
- Specific, unallocated Brownfield Sites
- Emergent Development Plan allocations

¹⁹DCLG (2011) Planning Policy Statement 3: Housing. Paragraphs, 7, 68 to 74.

²⁰DCLG (2011) Planning Policy Statement 3: Housing. Paragraphs 75, 76.



Identification of the level of housing provision 1st April 2012 to 31st March 2017

Table 3 of the NNCSS²¹, provides both the overall level, and phasing, of housing delivery for the area to 2021 and this forms the basis for calculation of both each local authority's five year housing requirement. In addition to this, at Core Strategy Policy 7 (Delivering Housing) there is also a local aspiration to maintain a five year supply of deliverable sites for North Northamptonshire as a whole and so an additional assessment is also made on this basis.

As identified, the five year supply assessment is forward looking and covers the years 2012-2017. In order to gauge what the housing requirement is over this period, it is necessary to first consider the levels of actual housing recorded as being built over the first 10 years of the plan period (2001-11) as well making a prediction of the levels of housing delivery in the current year (01/04/2011 – 31/03/2012). Through this approach, it is possible to identify a residual amount which needs be delivered over the remainder of the plan period (2012-21). This residual then forms the basis for adjusting the adopted housing provision figures, taking account of any projected over/under performance at 31st March 2012. This approach not only ensures that overall planned targets are considered when assessing performance but also allows the proportionate levels of development, as identified at Core Strategy Table 3, to be maintained overall.

On the basis of the above, the projected housing land supply position for the Boroughs and Districts, and for North Northamptonshire overall, 2012-17, is as follows. The calculations behind each local authority's housing requirement for this period can be found at Appendix C.

²¹Average Annual Housing Provision Rates 2001-2021



NORTH NORTHAMPTONSHIRE: HOUSING LAND SUPPLY POSITION, 2012-17

Introduction

Appendix C outlines how each local authority area's five year housing land requirement has been calculated. With reference to these requirements, it is possible to calculate how many years worth of housing land each area has in respect of the five year supply of deliverable land for housing. In order to do this it is first necessary to identify both the composition and levels of housing each area has identified by reference to the schedule of sites presented in individual housing trajectories. This is undertaken on a local authority basis over the following pages, with the respective calculation of each area's housing land supply position, 2012-17 also provided.

North Northamptonshire: Forecast Housing Supply, 2012-17

The Five Year Housing Requirement for North Northamptonshire, 2012-17, has been calculated as being 18,703 dwellings. The detail behind this calculation can be found over the following pages.

The composition of housing land supply for North Northamptonshire is as per the below breakdown (12,964 dwellings total 2012-17):

Component	Total Dwellings
Core Strategy Allocations	210
Area Action Plan Allocations	848
Saved Local Plan Allocations	878
Extant Planning Permissions	5,303
Sites with a resolution to grant planning permission subject to S106 agreement	505
Sites which are under construction	3,042
Specific, Unallocated Brownfield Sites	1,280
Emergent DPD Allocations	898
Total identified Housing Supply 2012-17	12,964

North Northamptonshire: Analysis of Housing Supply 2012-17

(a) Identified Housing Supply 2012-17	12,964
(b) Recalibrated Housing Requirement 2012-17	18,703
(c) Years of Deliverable Housing Land 2012-17	
(a) / (b) x 5 (Years) = (c)	
(a) Identified Housing Supply 2012-17 (12,964) /	
(b) Recalibrated Housing Requirement 2012-17 (18,703) =	
0. 693	
(c) 0.693 x 5 (Years) = 3.47	
	3.47 Years Supply 2012-17



Commentary

At Policy 7 (Delivering Housing) of the Core Strategy, it is an objective to maintain a deliverable five year supply of housing sites for North Northamptonshire. However, as the preceding table outlines, at April 2012, it is anticipated that the area will not achieve this objective and will only be able to exhibit **3.47 years**. Compared with the position calculated for the 2009-10 AMR, this denotes a decrease in housing land of 0.50 years. Further calculations as to the land supply position are provided below:

North Northamptonshire: Housing Land Supply Position 2012-17	
(a) NNCSS Requirement 2001-2021	52,100
(b) NNCSS Requirement 2001-2012	23,957
(c) Housing Completions 2001-11	16,640
(d) Projected Housing Completions 2011-12	1,658
(e) Projected shortfall 2001-12 (b-(c+d))	-5,659
(f) Residual requirement 2012-21 (a-(c+d))	33,802
(g) Five Year Housing Requirement	18,703
(h) Estimated Housing Supply 2012-17 at April 2012	12,964 ²²
(i) Estimated Number of Housing Land Supply Years ((h /g) x 5)	3.47

The overall figures presented above are derived from the individual local authority analysis on the following pages of this section. As identified, no local authority area is able to exhibit a five year supply of housing land. As outlined in previous AMR's, this is an ongoing issue for North Northamptonshire and needs to be rectified going forward. This is a historic issue, compounded by low levels of housing delivery across the area in the initial stages of the plan, followed by the downturn in the housing market crash as a result of the economic recession. Together, these factors mean the local authorities, and North Northants as a whole, is running below targets devised in the NNCSS, which were based on the regional plan targets still currently in place. As mentioned previously, an update to the 2009 Strategic Housing Land Availability Assessment (SHLAA) will provide the technical basis for identifying additional sites which may, in the short term, alleviate current shortfalls in performance.

²²In the Corby Borough Housing Trajectory, the total housing supply presented, 2012-17, is 4,938 dwellings. However, 82 of these dwellings are on unallocated, Greenfield sites and the Council have chosen to omit the inclusion of these sites in any housing supply analysis. Therefore, this element of supply (82 dwellings) has been removed from Corby Borough, having the effect of reducing North Northamptonshire's overall supply by 82 dwellings and from 13,046 to 12,964 dwellings overall.



Corby Borough Council: Forecast Housing Supply 2012-17

Component	Total Dwellings
Sites with a resolution to grant planning permission subject to S106 agreement	505
Sites which are Under Construction	2,889
Extant Planning Permissions	73
Saved Local Plan Allocations	199
Core Strategy Allocations	160
Specific, Unallocated Brownfield Sites	1,030
Total	4,856²³

Corby Borough Council: Analysis of Housing Supply 2012-17

(a) Identified Housing Supply 2012-17	4,856
(b) Recalibrated Housing Requirement 2012-17	6,254
(c) Years of Deliverable Housing Land 2012-17	
(a) / (b) x 5 (Years) = (c)	
(a) Identified Housing Supply 2012-17 (4,856) /	
(b) Recalibrated Housing Requirement 2012-17	
(6,254) = 0.776	
(c) 0.776 x 5 (Years) = 3.88	
	3.88 Years Supply 2012-17

Commentary

As the above table establishes, based upon analysis of the Housing Trajectory supplied by Corby Council, it is calculated that the Borough **does not** have a five year housing supply for the period 2012-17 with **3.88 years**. Compared with the position calculated in the 2009-10 AMR, this denotes a decrease of 0.27 years housing supply. This is due in part to the identified Sustainable Urban Extensions not coming forward as envisaged due to the economic recession.

²³In the Corby Borough Housing Trajectory, the total sites identified 2012-17 equates to 4,938 dwellings. However, 82 of these dwellings have been identified on Unallocated Greenfield sites and the Borough has chosen not to include these sites within their assessment of five year housing supply. Nevertheless, if these dwellings were included in the Council's supply, it would still not be able to demonstrate a five year supply of housing land (3.95 years).



East Northamptonshire Council: Forecast Housing Supply 2012-17

Component	Total Dwellings
Sites with Full Planning Permission	493
Sites with Outline Planning Permission	107
Reserved Matters Approvals	418
Renewed Permissions	8
Saved Local Plan Allocations	315
Emergent DPD Allocations	748 ²⁴
Specific, Unallocated Brownfield Sites	250
Total	2,339

East Northamptonshire Council: Analysis of Housing Supply 2012-17

(a) Identified Housing Supply 2012-17	2,339
(b) Recalibrated Housing Requirement 2012-17	2,843
(c) Years of Deliverable Housing Land 2012-17	
(a) / (b) x 5 (Years) = (c)	
(a) Identified Housing Supply 2012-17 (2,339) / (b) Recalibrated Housing Requirement 2012-17 (2,843) = 0.823	
(c) 0.823 x 5 (Years) = 4.11	
	4.11 Years Supply 2012-17

Commentary

As the above table establishes, based upon analysis of the Housing Trajectory supplied by East Northamptonshire Council, it is calculated that the District **does not** have a five year supply of housing for the period 2012-17, with **4.11 years**. Compared with the position calculated in the 2009-10 AMR, this denotes a decrease of 0.91 years housing supply.

²⁴Includes 458 dwellings allocated in the Rural North, Oundle and Thrapston Plan. This plan was formally adopted by East Northamptonshire Council in July 2011 (and post the April 1st 2011 base date). However, the Plan was actually found sound in July 2009, subject to modifications, following examination. Therefore, the principle of development at these locations has been established for a number of years and it is therefore considered appropriate to include this element of supply in the Council's five year assessment of housing land.



Kettering Borough Council: Forecast Housing Supply 2012-17



Component	Total Dwellings
Sites with Full Planning Permission	444
Sites with Outline Planning Permission	2,239
Sites which are Under Construction	153
Adopted AAP Allocations	598
Total	3,434

Kettering Borough Council: Analysis of Housing Supply 2012-17

(a) Identified Housing Supply 2012-17	3,434
(b) Recalibrated Housing Requirement 2012-17	4,159
(c) Years of Deliverable Housing Land 2012-17	
(a) / (b) x 5 (Years) = (c)	
(a) Identified Housing Supply 2012-17 (3,434) /	
(b) Recalibrated Housing Requirement 2012-17 (4,159) = 0.826	
(c) 0.826 x 5 (Years) = 4.13	
	4.13 Years Supply 2012-17

Commentary

As the above table establishes, based upon analysis of the Housing Trajectory supplied by Kettering Council, it is calculated that the Borough has **does not** have a five year housing supply for the period 2012-17 with **4.13 years**. Compared with the position calculated in the 2009-10 AMR, this denotes a decrease of 1.42 years housing supply. This is due in part to the identified Sustainable Urban Extensions not coming forward as envisaged due to the economic recession and delays in provision of infrastructure.



Borough Council of Wellingborough: Forecast Housing Supply 2012-17 ↓

Component	Total Dwellings
Extant Planning Permissions	1,521
Adopted AAP Allocations	250
Saved Local Plan Allocations	364
Core Strategy Allocations	50
Proposed DPD Allocations	150
Total	2,335

Borough Council of Wellingborough: Analysis of Housing Supply 2012-17

(a) Identified Housing Supply 2012-17	2,335
(b) Recalibrated Housing Requirement 2012-17	5,447
(c) Years of Deliverable Housing Land 2012-17	
(a) / (b) x 5 (Years) = (c)	
(a) Identified Housing Supply 2012-17 (2,335) / (b) Recalibrated Housing Requirement 2012-17 (5,447) = 0.429	
(c) 0.429 x 5 (Years) = 2.14	2.14 Years Supply 2012-17

Commentary

As the above table establishes, based upon analysis of the Housing Trajectory supplied by Wellingborough Council, it is calculated that the Borough **does not** have a five year housing supply for the period 2012-17 with **2.14 years**. Compared with the position calculated in the 2009-10 AMR, this denotes an increase of 0.22 years housing supply. Nevertheless, this 2.14 year housing supply has been partly facilitated by the identified Sustainable Urban Extensions not coming forward as envisaged due to the economic recession and delays in provision of infrastructure.

6. ENVIRONMENTAL QUALITY



COI H6 – Housing Quality: - Building for Life (BFL) Assessments ↑

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 assessment is a government-endorsed benchmark developed by CABE (Commission for Architecture and the Built Environment). The assessment has been designed to ensure that it meets the criteria described for housing quality in PPS3. 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). Schemes are 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.

The assessments reflect the continuing low number of completions in this year, (406 dwellings compared to 317 last year but 951 in 2008-9). In addition, many of these schemes, particularly in Corby, were funded under the Government's Kickstart programme, and in all 4 Local Authorities a much higher percentage of the schemes were delivered with significant affordable housing grant monies with high levels of social housing. Therefore public subsidy of this year's schemes is notably high.

Last year all the sites fell into average or poor categories, but this year much fewer are graded as average, and a fifth of schemes fall within the "very good" or "good" bracket, although the number of schemes judged as poor is broadly the same. Five schemes are in the top two categories, comprising 162 homes. The number of schemes judged as poor has increased from 35% last year to 42% this year, although it has broadly stayed around the 35-45% range since monitoring began. The schemes scoring lowest generally date from 2007 and 2008 planning permissions, and scores rise in the most recently permitted schemes. This indicates that the NNCSS, the Sustainable Design SPD and the Design Action Programme led by the JPU are beginning to have some positive effect.

Some of the lower scores may be partially attributed to a lack of evidence and justification within the planning submissions.

COI H6 – Housing Quality: - Building for Life (BFL) Assessments

North Northamptonshire
Joint Planning Unit

	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 13	Number of dwellings on those sites	% of dwellings of 10 to 13	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	1	18	4.48	3	105	26.12	3	115	28.61	2	164	40.80	9	402
East Northamptonshire	0	0	0	1	29	29.29	0	0	0	3	70	70.71	4	99
Kettering	0	0	0	1	10	4.93	4	154	75.86	2	39	19.21	7	203
Wellingborough	0	0	0	0	0	0	1	16	25.81	2	46	74.19	3	62
North Northamptonshire	1	18	2.35	5	144	18.80	8	285	37.21	9	319	41.64	23	766



COI E1 – Number of Planning Permissions granted contrary to Environment Agency advice on flooding and water quality grounds²⁵ ↓

	FLOODING	QUALITY	TOTAL
Corby	0	2 ²⁶	2
East Northamptonshire	2	0	2
Kettering ²⁷	0	1	1
Wellingborough	0	0	0
North Northamptonshire	2	3	5

In the monitoring year 2010/11 there has been an increase in the applications granted contrary to Environment Agency advice on flooding and water quality. In the previous year no applications were granted compared to 5 overall in 2010/11, three of which were due to water quality and two due to flooding. This marks a deterioration in performance compared to previous year.

COI E2 – Change in areas of Biodiversity Importance ↓

Local Authority	LOSS	ADDITION	NET CHANGE	TOTAL
Corby	52.91	2.84	-50.07	1,465.77
East Northamptonshire	0	23	23	5,140
Kettering	0	0	0	0
Wellingborough	91.46	0	-91.46	967.2
North Northamptonshire	144.37	25.84	-118.53	7,572.97

In the monitoring year 2010/11 there was a net loss of 118.53ha in areas of biodiversity importance. The biggest losses were in Corby and Wellingborough, the latter facilitated by a change in the way the council has calculated areas that cross administrative boundaries. There was a 23ha gain in East Northamptonshire and no change in Kettering. Cumulatively, these figures denote a marked change to the position in the 2010 AMR where a net addition of 43.68 ha was identified, as facilitated mainly by additions in East Northamptonshire and Corby to a lesser extent.

²⁵Environment Agency (2011) *All planning applications objected to by the Environment Agency on flood risk grounds between 01/04/2010 and 31/03/2011 in East Midlands, West Midlands and East of England Government Regions* [online] Available from: [http://www.environment-agency.gov.uk/static/documents/Research/Central_England- Environment_Agency_objecitos_to_planning_applications_on_flood_risk_grounds_2010-11.pdf](http://www.environment-agency.gov.uk/static/documents/Research/Central_England-Environment_Agency_objecitos_to_planning_applications_on_flood_risk_grounds_2010-11.pdf)

²⁶Both planning permissions granted contrary to EA advice on water quality grounds relate to reserved matters applications at Priors Hall. Whilst the points raised by the EA have been acknowledged, these issues are not considered relevant as they will be dealt with in relation to conditions attached to the outline planning permission. Work is being undertaken by CBC to resolve the water quality issues associated with the Corby Culvert.



Development permitted within SSSI's, LNRs or Local Wildlife Sites

The following two indicators are about protecting and enhancing sites of acknowledged importance for wildlife. These are related to the NNCSS objective of achieving a net gain in biodiversity. In order to protect, maintain and enhance the diversity and abundance of species and their habitats and avoid habitat fragmentation, it is essential to not permit development on designated sites. These include Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and Local Wildlife Sites (LWSs) and performance in 2010/11 is outlined below.

	Hectares of Completions within a SSSI, LNR or LWS
Corby	0
East Northamptonshire	0.43 (on two LWS)
Kettering	5.99 (5ha on a LWS, 0.99ha on a SSSI)
Wellingborough	0
North Northamptonshire	6.42

Looking at housing completions in 2010/11, 4 separate developments have been completed that impact on these specific designations. The two LWS developments in East Northamptonshire have had a marginal impact. The 5 hectares at Kettering LWS have actually been incorporated and retained into the open space provision for the site and have not been lost, in addition further land has been secured for open space and biodiversity in the development locality.

This indicator could be misleading as it is likely that where a development is near to, or encompasses an area of biodiversity importance that they will be taken into account in site layout and incorporated into the design. Improvements on how this is monitored in the future should take place to ascertain if losses to these designations have taken place within the designations' boundary and that the built development takes account of this. This will be incorporated in next year's AMR.

% of SSSIs in Favourable or Recovering Condition

	% of SSSI in Favourable or recovering condition (Nov 2011)
East Midlands	98.73
Northamptonshire	97.96
Corby	98.49
East Northamptonshire	98.32
Kettering	94.78
Wellingborough	99.66
North Northamptonshire	98.54

Overall the percentage of SSSIs in favourable or recovering condition since the last monitoring report has increased in North Northamptonshire since the 2010 AMR. The area in Corby and Wellingborough has remained fairly constant. East Northamptonshire has had a small increase in area that is favourable. Kettering has had a



significant increase in the area classified as favourable or recovering condition and is attributable to improvements to a broadleaved, mixed and yew woodland that was resurveyed in 2011. It is the areas in North Northamptonshire that are in an unfavourable condition that should be focused on for improvements and these are primarily in East Northamptonshire and Kettering.

COI E3 – Renewable Energy Generation

E3	Wind onshore	Solar photo-voltaics	Hydro	Biomass						Total
				Land-fill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0	0	0	0	0	0	0	0	0	0
Completed installed capacity in MW	0	0	0	0	0	0	0	0	0	0

With regards to Renewable Energy developments, there have been no permitted or completed installations recorded in North Northamptonshire in 2010/11. This represents a decline in performance when compared to the previous AMR. However, it should be noted that this indicator (E3) does not require local authorities to report on renewable energy installations which are 'permitted development' and as a result the contributions of such schemes to energy generation are not captured²⁸. For example, there has been a proliferation of domestic solar PV installations across the area, facilitated by government incentives such as the Feed-In Tariff, and which are not recorded here, although the existence of such schemes is acknowledged. Therefore, in terms of recording renewable energy developments, there is nothing to report for this output indicator, although the reality is that local schemes have been implemented. It is hoped this issue will be overcome in the future and that registers held by both the Department of Energy and Climate Change and OFGEM in respect of Renewable Heat Incentive and Feed in Tariff data could be made available to local authorities to help overcome this reporting issue.

²⁸ Regen SW (2010) *Capturing data on renewable energy developments* [online] Available from: <http://www.regensw.co.uk/climate-change-pps/monitoring-and-reviewing/monitoring-renewable-energy>



Health – Development within 1km of accessible natural greenspace ➡

In terms of improving overall levels of physical, mental and social well-being, 'access to local greenspace' is used as an indicator of encouraging healthy lifestyles. 'Accessible Natural Greenspace' includes nature reserves; accessible woodland; country parks; pocket parks; and local nature reserves. Housing completions in the monitoring year have been mapped and GIS analysis undertaken, to show how much of these developments fall within 1 km of natural greenspace:

	LNR	Woodland	Country Park	Pocket Parks	Nature Reserves
Corby	26%	32%	0%	37%	0%
East Northamptonshire	5%	8%	10%	45%	0%
Kettering	11%	13%	0%	47%	0%
Wellingborough	23%	62%	0%	54%	0%
North Northamptonshire	13%	20%	3%	45%	0%

The percentage of development that has access to these categories of greenspace cannot be looked at in isolation; the indicator relies on the designations being present in the first place. However when comparing this year's results to previous, there are some differences in the sub sectors. Corby has seen the most increase in development near woodland and pocket parks. Wellingborough has seen the most increase in development near LNRs and East Northamptonshire has seen the most increase in development near Country Parks. Overall in North Northamptonshire the values have seen little change. The biggest fall can be seen in the amount of development near nature reserves as previously this figure was 17% but this year there was no new development within 1km of a Nature Reserve.

Accessibility to Greenspace ➡

	% of completed development within 1km of greenspace
Corby	63
East Northamptonshire	55
Kettering	51
Wellingborough	69
North Northamptonshire	56



The overall access to greenspace has increased slightly by about 3% with Wellingborough having the most development within 1km. In contrast, Kettering had the least amount of development accessible to greenspace. The largest increase was in Corby, which rose from 22% to 63%.

The results of this indicator show the impact of the overall strategy of directing development towards urban areas where access to greenspaces of countryside nature can be limited. However, there is a higher percentage of development with access to pocket parks, because these are generally located within settlements.

In the future this indicator will be linked to the Access to Natural Greenspace targets (ANGst) within the Green Infrastructure Delivery Plan.

Listed Buildings

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, although newer buildings can also be listed (less than 30 years old) if they are of outstanding quality and under threat.

Listed buildings are graded I, II* and II. Grade I and II* are considered particularly important buildings of outstanding interest and together they amount to 8% of all listed buildings nationally. The remaining 92% are considered of special interest and listed Grade II²⁹.

In North Northamptonshire, at October 2011, there are 2,669 Listed Buildings. The distribution of these buildings by local authority area is as per the below table. East Northamptonshire has the largest concentration of listed buildings and Corby the least. Kettering and Wellingborough have a similar number of listed buildings at 529 and 520 respectively. In terms of buildings of outstanding interest (Grades I and II*), North Northamptonshire has 248 in total, or 9% of the listed building stock (2,669) and is above the national average.

In comparison to the data presented in the AMR 2009/10, there has been an increase in the number of listed buildings in North Northamptonshire and therefore a positive improvement has been recorded.

	Grade I	Grade II*	Grade II	Total Listed Buildings	% of North Northamptonshire's Total Listed Buildings Stock
Corby	8	10	196	214	8.02%
East Northamptonshire	55	70	1,281	1,406	52.68%
Kettering	23	36	470	529	19.82%
Wellingborough	11	35	474	520	19.48%
North Northamptonshire	97	151	2,421	2,669	100%

²⁹English Heritage (2011) *Heritage at Risk Register 2011: East Midlands* [Online] Available from: <http://www.english-heritage.org.uk/publications/har-2011-registers/>



Buildings at Risk →

English Heritage published the 2011 Heritage at Risk Register³⁰ for the East Midlands in October 2011. This details which listed buildings across the region are known to be at risk of decay, collapse or loss as a result of factors, which include neglect and inappropriate development. This Register is updated on an annual basis and the number of buildings considered 'at risk' can move up and down dependent on the ability of English Heritage to work with developers, public, charitable and private sectors to prioritise investment decisions with a view to enabling these buildings to be taken off the list.

In North Northamptonshire, there are 8 buildings which are considered to be 'At Risk'. This denotes an increase compared to the figures reported in the 2009/10 AMR and is due to an additional Grade I building being identified 'at risk' in East Northamptonshire. This change has had the effect of increasing the percentage of North Northamptonshire's listed building stock considered at risk to 0.30%, up 0.01% from last year.. The district breakdown of figures is provided below. Within the figures for Wellingborough District is the Grade II* listed building at Chester House, Irchester which has been identified by English Heritage as a 'Priority Site' for action on account of its rapid deterioration. This is the only such designation made by English Nature for North Northamptonshire's listed buildings and progress on addressing this situation will be reported in future versions of the AMR.

	Grade I	Grade II*	Grade II	Total Buildings at Risk	% of North Northamptonshire's Total Listed Buildings Stock at Risk
Corby	0	0	0	0	0.00%
East Northamptonshire	2	2	1	5	0.19%
Kettering	1	1	0	2	0.07%
Wellingborough	0	1	0	1	0.04%
North Northamptonshire	3	4	1	8	0.30%

³⁰English Heritage (2011) *Heritage at Risk Register 2011: East Midlands* [Online] Available from: <http://www.english-heritage.org.uk/publications/har-2011-registers/>

7. INFRASTRUCTURE



Policy 6 of the NNCSS requires that new development is 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.

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 Agencies (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 CIL

It is important for development to contribute to meeting the need for infrastructure and services arising from their development. 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 sought per dwelling.

During the consultation period the Government made clear that they would progress with the Community Infrastructure Levy and only change minor aspects of the regulations adopted by the previous Government. Therefore it was considered that the LPAs agree to work towards a CIL to be examined and adopted in due course, ideally to follow on just behind the NNCSS Review to provide efficiency savings.

It is now apparent that the SPD will be needed to sit alongside the CIL Charging Schedules to provide a comprehensive structure for s106 alongside the CIL requirements.

Progress overcoming strategic Infrastructure constraints

The adopted NNCSS 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

Through the Government's October 2010 Comprehensive Spending Review (CSR) many national transport schemes were postponed until 2015 or beyond. This included the A14 widening between junctions 7 and 9 required to ease congestion. However in his 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 so work could now start on this scheme within the current CSR period.

Ramp metering to regulate traffic entering the A14 is now installed and operational. The improved technology along the route, to include automatic queue warning signalling system is now in place and should be in use in the near future.

Sewerage infrastructure ➔

The Programme of Development (PoD) assumes that works relating to sewage 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, with major investment in the next 5 year AMP investment period 2010-2015 to enable the housing growth trajectories to be maintained. The provision of new, or of significant extensions to, water and wastewater treatment works is likely to require approval through the planning process. It is considered that 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 risks to the environment.

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.

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 ➔

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 2010 include:

- Kettering Market Place has been developed further and improvements made to surrounding streets - Soans Yard and Horsemarket area;
- A new Tresham College campus in Corby opened in September 2011 and included the Manor House conversion for a Catering and restaurant facility which also provides other training opportunities for the college;



- Improvements to the public realm in George Street, Corby;
- Improvements to the public realm in Wellingborough town centre
- Various transport schemes completed in Kettering and Wellingborough;
- A new outpatients clinic has opened in Irthlingborough providing patients with more choice in a fit for purpose building;
- A new secondary school has been completed on the site adjacent to Beanfield Primary School, Corby; and
- Kings Cliffe Active - a sport and community facilities centre has been completed having secured £1.5m in funding to provide 2 football pitches, all weather pitch, play area, skate park, indoor community facility, changing rooms and offices. The next stage is for a sports hall to be delivered in around 5 years, once a further £2.5m has been secured.

There are a variety of projects underway that are also of note for North Northamptonshire:

- Corby Link road (A43) planning application has been submitted and funding has been secured from Department of Transport, start on site in May 2012 at the earliest;
- Rushden High Street public realm improvements, which are nearly completed;
- The old Tresham College in St Marys Road, Kettering has been demolished and planning permission secured for redeveloping for housing to meet affordable, private and elderly accommodation needs; and
- The old Tresham college in Corby is to be developed for mixed use to include housing, cinema and office spaces as well as retail uses and car park

There does remain 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 to deliver the required infrastructure that is necessary to serve the development. 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. Work on the preparation of Community Infrastructure Levy (CIL) Charging Schedules for each Charging Authority is being undertaken by the JPU with an examination currently timetabled in for early 2013. Furthermore the implication of funding from central Government in the form of the New Homes Bonus is being explored but is not significant enough to underpin major road or other infrastructure schemes.



PROGRESS WITH INFRASTRUCTURE PLANNING

Updates since the last AMR include the following:

With respect to the **road network**, The Highways Agency (HA) had completed two separate studies on the A45, but now plan to undertake a revised study taking into account the full stretch of the road. However the HA currently have no available funding to implement any strategic improvements.

Public Transport is mainly delivered by bus companies, and is in response to extra demand or in relation to a specific development that has provided start up funding through s106 planning obligations. A business case has been made for upgrading and electrifying the Midland Main Line which would result in real benefits to the North Northamptonshire area, specifically journey times from Wellingborough, Kettering and Corby to London would be around 3 minutes quicker and wider benefits will be the reduction in carbon emissions, an increase in economic benefits and decrease in operating costs. The timescales for this, if funding can be secured, is for the Midland Main line to be fully electric from London to Sheffield by 2020.

Several masterplans have been undertaken for **town centres**, including Raunds which was finalised in March 2011. The Irthlingborough masterplan is due to be consulted on early in 2012.

The **Green Infrastructure (GI)** Delivery Plan will be developed with partners and published early in 2012 to guide funding streams and ensure a joined up approach to development and the provision of GI. A bid has been made to DEFRA for a Nature Improvement Area (NIA) to cover the Nene Valley from Northampton through to Peterborough. The outcome of this bid which has reached stage 2 should be known by February 2012.

Several impacts have occurred in relation to **education** provision in North Northamptonshire. Firstly the Building Schools for the Future funding scheme has been scrapped by the Government. Secondly, the school leaving age will increase incrementally soon. 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, which will have an impact on future school provision for primary and secondary schools in subsequent years. In terms of **Higher Education** the Tresham Corby campus has been completed and the first intake of students was in September 2011. Provision in Wellingborough is still under discussion with the relevant parties.

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). The General Hospital in Kettering is progressing work on a new £30m wing that will comprise of a three storey extension to include a new 16 bed intensive care unit and 32 bed children's unit; this is due for completion by summer 2012.



Further work is required on surface **water** management and this is being led by the county council. A North Northamptonshire Strategic Flood Risk Management Strategy Update is being undertaken and this should report early in 2012.

Anticipated changes to the **Police** force due to the Comprehensive Spending Review will mean changes to the way services are provided in terms of the infrastructure required. Options will be explored through the review of the Core Strategy to ensure all standards can be met. The **Fire** authority, which provides a strategic fire and rescue need wider than just North Northamptonshire, has been implementing an improved fleet and lighter more efficient equipment. With the need to meet the service standards and to ensure that new developments meet their requirements a guidance document will be produced in 2012 to assist in assessing planning applications.

The **Cultural** investment plan findings on the need for facilities along with those from the Strategic **Sports** Facilities Framework will inform the review of the NNCSS. The studies and any updates of these will be used as part of the evidence base for the CIL along with any SPD on development contributions that will be needed.

8. CONCLUSIONS



This is the third joint Annual Monitoring Report prepared for the Joint Planning Committee and the district/ borough planning authorities of North Northamptonshire. It is beginning to build a picture of the situation with implementation of the North Northamptonshire Core Spatial Strategy (NNCSS), with the 2009 AMR providing the benchmark position against which future trends can be assessed.

A new CDPSmart monitoring system has been fully established throughout North Northamptonshire this year but the availability of meaningful and current data is a matter that still needs to be addressed at a corporate level by the local authorities. More integration can be achieved through closer working with agencies. A review of the way measures and targets are framed is being undertaken as part of the NNCSS review.

A range of indicators have been selected to gauge progress in the key policy areas of Spatial Strategy; Economy and Town Centres; Housing; Environmental Quality; and Infrastructure. Most of the indicators are derived from the Output Indicators that planning authorities have been previously required to monitor by Government. The remaining indicators are drawn from the monitoring framework in the NNCSS and from the Sustainability Appraisal of the NNCSS.

The monitoring year 2010/11 saw the continuation of the economic recession. Although the impacts of this will take time to feed through into some indicators, it has had a marked impact on performance against housing and economic indicators. This in turn has impacted on other indicators, for example the percentage of (publically funded) affordable housing built has increased in part as a result of total completions falling.

NNDC and the districts have worked proactively with the developers, Registered Social Landlords (RSLs) and the Homes and Communities Agency (HCA) to boost housing delivery in the recession by securing additional public sector investment. Successful bids under the HCA 'Kickstart' programme for stalled sites have boosted housing completions in 2010/11 and will continue to do so in 2011/12. The districts have also worked with RSLs and the HCA to increase affordable housing delivery despite the reduction in overall housing completions.

The proactive planning and delivery work undertaken in North Northamptonshire will facilitate a speedy recovery of the housing market when demand starts to pick up. However it must be recognised that prospects for the housing market, and therefore the rate of house building that will be sustained in North Northamptonshire, are uncertain. Whilst the housing trajectory incorporates assumptions on the phasing of development on individual sites, it is inevitably more an assessment of what is possible rather than what is probable in the short term given the state of the housing market. For that reason, Indicators relating to the achievement of the overall plan target to 2021, and the managed delivery target to get there, have been shown as having insufficient information to make an assessment.



The review of the NNCSS will provide an opportunity to review the phasing of housing delivery in the light of prevailing market conditions and low rates of delivery achieved early in the plan period (relative to targets). This is due to the impact of the economic recession on the housing market and on infrastructure provision, not because of a shortage of sites for house building – there are currently over 24,000 house plots in North Northamptonshire with planning permission or resolutions to grant permission. The NNJPU will support the planning authorities in ensuring that housing developments accord with the NNCSS, including its overall spatial strategy, design quality and infrastructure requirements. In the meantime, an update of the Strategic Housing Market Assessment will inform revised NNCSS housing targets and may in the short term enable an interim policy approach to be adopted by the local planning authorities

The Executive Summary at the beginning of the AMR provides a summary of performance against key indicators. The picture is mixed and the positives, unclear results and negatives are addressed below, within the framework set out by the following key questions:

- Overall Spatial Strategy – where is development happening?
- Economy and town centres – is a jobs/homes balance being achieved?
- Housing – are targets being met?
- Environmental quality – is it improving?
- Infrastructure - is investment matching growth?

WHERE IS DEVELOPMENT HAPPENING?

The focus of new development is still very much within the 'urban core', with 49% of residential development taking place at the three Growth Towns and 30% at the smaller towns (including Rushden). This compares to CSS targets of 66% and 17% respectively; highlighting the issue with deliverability of the major sites in the Growth Towns and the continued attractiveness of smaller sites in the other towns. Equally, rural development has again been greater than the CSS target (19% delivered against an 11% indicative requirement), although this does include the large site at Little Stanion and some development at Mawsley.

Housing completions on previously developed land made up 45% of all residential development, compared to a CSS target of at least 30%. Employment floor space on previously developed land made up 62% of all employment land development, though there is no specific CSS target set.

IS THE JOB/HOMES BALANCE BEING ACHIEVED?

Data is not specifically available for the 2010-2011 monitoring year, so instead long term trends have been examined and the impact of the recession highlighted by figures now available for 2008-2010. This shows that North Northamptonshire as a whole is underperforming and that the recession has exacerbated this, with all districts losing jobs overall in the 2008-2010 period.



To put this in perspective, over the longer period from 1998 Kettering has sustained a net increase in jobs, though only around 55% of its CSS target. East Northamptonshire has exceeded CSS targets by 52%. Both Corby and Wellingborough have sustained a net loss of jobs, particularly in manufacturing. Between 1998 and 2008, nearly 7,000 new jobs were created in the 'wholesale, retail and repair' sector plus a further 2,500 in 'transport, storage and communications'. These sectors constitute the B8 (strategic distribution) element of jobs growth, which accounted for around 38% of the gross increase in jobs over that ten year period.

Compared to last year's AMR, there has been an increase in the amount of employment land developed, with a net gain of over 22,000 square metres in the monitoring year. More than 80% of this was for B2 (general industrial / manufacturing) floor space, with only 8% for B8 (strategic distribution) and 10% for B1 (offices, light industrial and research and development).

In terms of planning permissions and plan allocations, North Northamptonshire as a whole has a large oversupply of employment land, compared to the amount that should be needed to generate CSS job requirements. The difficulty is that not all of this land is of sufficient quality or market viability to ensure actual delivery and the step change needed in the quality of jobs.

The Strategic Employment Land Assessment (2009) identifies the need for a number of high quality strategic employment sites to be identified across North Northamptonshire. The recently published report on Employment Targets suggests that only those sites which can demonstrate up to date market evidence showing they are deliverable should be identified as contributing towards attaining the minimum job targets.

The strong performance of East Northamptonshire in relation to employment targets and the availability of employment sites is an important consideration for the core strategy review, which is reconsidering the roles of the constituent parts and settlements of North Northamptonshire. The Employment Targets report along with population and labour force modelling work will enable revised targets to be set, which will need to reflect any revisions to housing targets.

ARE HOUSING TARGETS BEING MET?

A key element of the AMR is to report progress against the requirement to identify and maintain a rolling five year supply of deliverable sites for housing. When compared to the position in 2010, this year's AMR identifies that the supply of housing land, relative to targets set in the CSS (Table 3), has decreased. None of the councils is able to demonstrate a deliverable five year supply of housing land. The most significant changes concern Kettering and East Northamptonshire, where the supply of housing land has fallen due to a re-assessment of the Kettering East site and because unallocated Greenfield sites are now excluded from the five year supply.



Progress against the five year supply of housing land will be closely monitored and reported in the 2012 AMR, by which time a review of the local housing targets will have been informed by an update of the Strategic Housing Market Assessment (SHMA). It is proposed that an interim policy on housing targets should be prepared based on this work, once the Regional Strategy has been revoked. The update of the Strategic Housing Land Availability Assessment (SHLAA) will identify the stock of sites which may be suitable for housing development in the future, which will inform Plan preparation.

Housing Trajectory

Annual performance relative to the CSS housing targets is illustrated through the housing trajectory (a graph which shows both actual and projected performance in housing delivery over the whole plan period). The data within the housing trajectory is taken from a schedule of sites collated by each local authority. This includes sites with an extant planning permission; sites allocated in an adopted development plan (including 'saved' local plans); or unallocated brownfield sites within a settlement. An estimation is made of the likely start date and annual completions on each site, based on officer knowledge and/or discussions with agents/developers. The district/borough trajectories are then compiled to show the overall North Northamptonshire land supply position.

The trajectory indicates that North Northamptonshire is not likely to achieve the CSS housing targets. At an April 2011 base date, there is a shortfall of 10,521 dwellings against the CSS target of 52,100.

Type of Housing Delivered

Affordable housing completions have continued to be delivered in 2010/11 at rates generally above planned targets. Overall, 38% of housing completions in North Northamptonshire were affordable units. Kettering had the most affordable housing completions (220 units, or 46% of the total housing completions). East Northamptonshire had 78 completions (36% of the total) and Corby had 103 completions (18% of the total). Wellingborough's recorded figure of 130 affordable completions is not directly comparable, as it is a readjustment of previous years' figures.

There has been a decrease in net additional gypsy and traveller pitches delivered, with only 1 transit pitch provided (in Kettering Borough). The North Northamptonshire Gypsy and Traveller Accommodation Assessment update shows that Kettering has the largest requirement for new pitches in the 2012 – 2022 period (13 pitches), followed by Wellingborough (9 pitches), East Northamptonshire (7 pitches) and Corby (1 pitch).

S ENVIRONMENTAL QUALITY IMPROVING?

In 2010/11 there was a fall in performance in five of the ten output indicators. For instance some development has been permitted within wildlife sites; although these are either being incorporated as open space within the site or are covered by other conditions relating to mitigation. It should be borne in mind that the number of these instances is very small, compared to the overall number of schemes permitted in the monitoring year.



There were no renewable energy schemes recorded as developed in the monitoring year, which is obviously a decrease compared to the 2010 position. However, it is expected that next year's AMR will again show an improvement as some schemes have been delivered since April 2011.

The third year's reporting against the Building for Life indicator has been encouraging with improvements compared to last year. A fifth of all assessed schemes fell within the "very good" or "good" bracket, and much fewer schemes have been graded as "average"; although the number judged as "poor" is broadly the same. The lower scoring schemes generally date from 2007 and 2008 permissions and scores have risen in more recently permitted schemes. This indicates that the NNCSS, the Sustainable Design SPD and the Design Action Programme led by the JPU are beginning to have some positive effect.

IS INFRASTRUCTURE INVESTMENT MATCHING GROWTH?

A few local infrastructure projects have been successfully completed during the year including a new Tresham College campus at Corby; an out patients clinic in Irthlingborough; and further public realm improvements in Kettering town centre. The main strategic infrastructure projects had stalled, with funding for some schemes uncertain. However in the Autumn statement in November 2011, the Chancellor announced the National Infrastructure Plan which included the A14 widening at Kettering, so this scheme is expected to progress soon. In addition, Department of Transport funding has been secured for the Corby Link road.

A more robust evidence base is being developed across the range of infrastructure needs as a result of partnership working. The recession has affected the availability of development contributions and clearer infrastructure planning is being developed through work with providers, to inform the Infrastructure Delivery Plan (IDP), the NNCSS delivery strategy and the charging schedules for a forthcoming Community Infrastructure Levy (CIL).

PROGRESS WITH PLAN MAKING

There was a lack of progress 2010-2011 with many of the detailed documents which were to underpin the NNCSS. None of the targets set out in the approved Local Development Schemes (September 2009) have been met. However, since April 2011 two development plan documents have been adopted – Kettering Town Centre Area Action Plan and the Rural North, Oundle and Thrapston Plan. Progress with implementing these plans will be reviewed in future AMRs

Scope remains for further rationalisation of technical resources through joint working in order to provide more focused policy preparation and divert more resources into implementation, including supporting neighbourhood plans where communities wish to prepare these.



APPENDICIES

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	Data unavailable at such time.
Comprehensive redevelopment of Market Square and Tresham Institute sites	PS1	Completion in accordance with the Development Programme	Development not yet programmed.

Monitoring Framework



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%	84 of the 126 units (67%) are in shop (A1) use whilst 86% of the estimated street level frontage of 637m is in 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. 27 (61%) are in shop (A1) use and 17 (39%) in non shop (A1) use. It is estimated that 59% of the street level frontage (190m) 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 the 12 sites in the Plan expected to come forward for development is the High St (Policy PS3). A development brief was adopted in 2006 and a Compulsory Purchase Order was confirmed in 2008. Access road has now been built.



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 hotel forms part of the High St site (see objective 2, above).
Number of restaurants within the Leisure Quarter	WTC7	Increase the number of restaurants (A3 uses) within the Leisure Quarter.	There were 6 restaurants and café uses (A3) within the leisure quarter in 2009 and 2010.
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, 111 units (68%) are within use 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.	252 (75%) of the 334 units within the Mixed Use Areas are residential. Further work, however, needs to be undertaken in order to establish a baseline figure for the percentage of street level frontage that is non-residential.
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	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.	4 new homes delivered, as follows: 42 High Street - change of use from offices to 3 flats (WP/2005/0690 refers); and 8 Glenbank - conversion of a house into 2 flats (WP/2008/0221 refers).
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.



Objective 5 (cont.) - 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
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.	Government Growth Area Funding will be used in 10/11 to improve the public realm in Sheep St/Silver St/ Market St/ Gloucester Place.
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, relocation into modern premises has yet to take
Objective 8 - To strengthen the green open space network and Swanspool Brook in terms of their			
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 (see objective 2, above).
Number of improvements completed or outstanding	WTC19	Completion of the improvements to the bus network by 2021	Bus priority measures to be introduced in Silver St/Sheep St in 10/11
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 (see objective 2, above).
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 not yet programmed (see objective 2, above).
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.	No progress
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 2010/11	Affordable housing
4	0

Commentary –The dwellings completed in 2010/11 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 relocation of the Tresham Institute into modern premises.			
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	14.1	27.2	31.3
No qualifications	21.2	12.9	11.3
Source: NOMIS annual population survey 2010			
Commentary – The above baseline figures indicate that the level of qualifications attained by the working-age population is below the regional and national averages. The Tresham Institute was unsuccessful in its bid for funding support from the Learning and Skills Council in 2009 and, as a consequence, relocation into modern premises has yet to take place.			

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.
Commentary - In May 2010 Wellingborough was successful in a Heritage Lottery Fund bid for the town centre. The second round of this application involves designing a programme of delivery to support the final application for a grant. As part of this process, a 'buildings at risk' register is being compiled.
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

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
Sheep St	34.9	30.50	33	28.10
Alma St	24.5	24.8	23.82	27.13
Market St	21.3	21.50	23.83	22.08
Swanspool House	17.3	16.10	18.36	19.18

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

Commentary - The monitoring results indicate that at all sites were within the annual mean air quality objective of 40µg/m³ and below the maximum permitted number of 18 exceedences of the 1 hour mean.

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 4 dwellings completed in the town centre in 10/11 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 2010/11 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 10/11, 34.6% of household waste generated in the Borough was 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		2010			
	Count	%	Count	%	Count	%	East Midlands (%)	Great Britain (%)
Economically Active	36,857	70.8	37,400	83.7	41,000	83.3	76.8	76.2
All unemployed	1,676	4.7	1,500	3.9	3,100	6.6	7.4	7.6
Source: Annual population Survey (Jan 2005 – Dec 2005), Census 2001								
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

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

	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
13	8	14	11

Commentary - A survey undertaken by the Borough Council indicates that out of a total of 228 A1 retail units in the town centre, 26 or 11% were vacant. This is down 3% from last year.



CONCLUSION

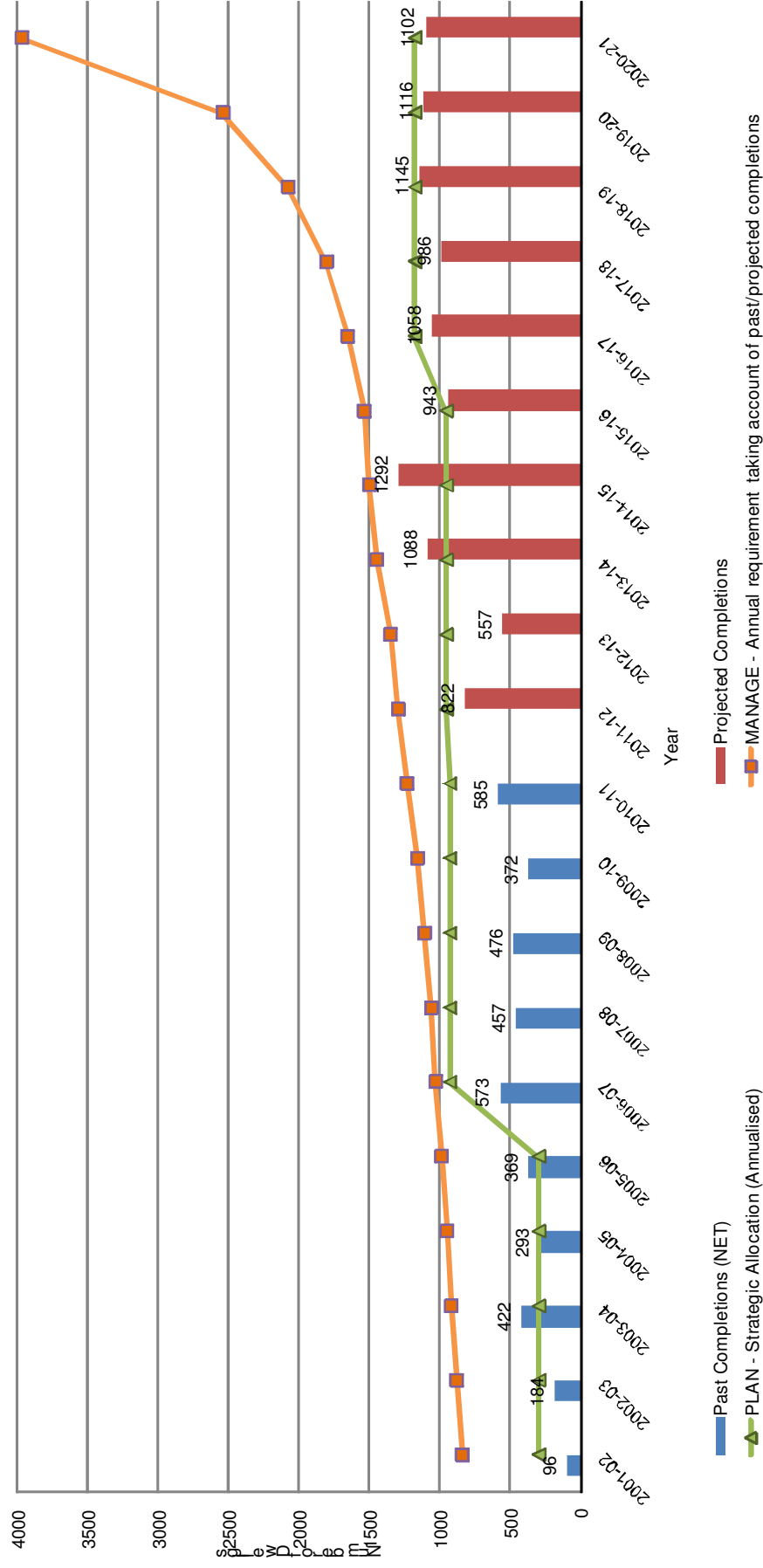
The Town Centre Area Action Plan was adopted in 2009 and implementation is, therefore, at an early stage. In particular, the allocated sites in the Plan have yet to come forward for development and, consequently, monitoring of the implementation and impact of the Plan is currently limited. The provision of Growth Area Funding towards town centre improvements, including the redevelopment of the High Street car park area; the prospect of 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 initial 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, 2001-21³¹

CORBY BOROUGH COUNCIL: HOUSING TRAJECTORY, 2001-2021

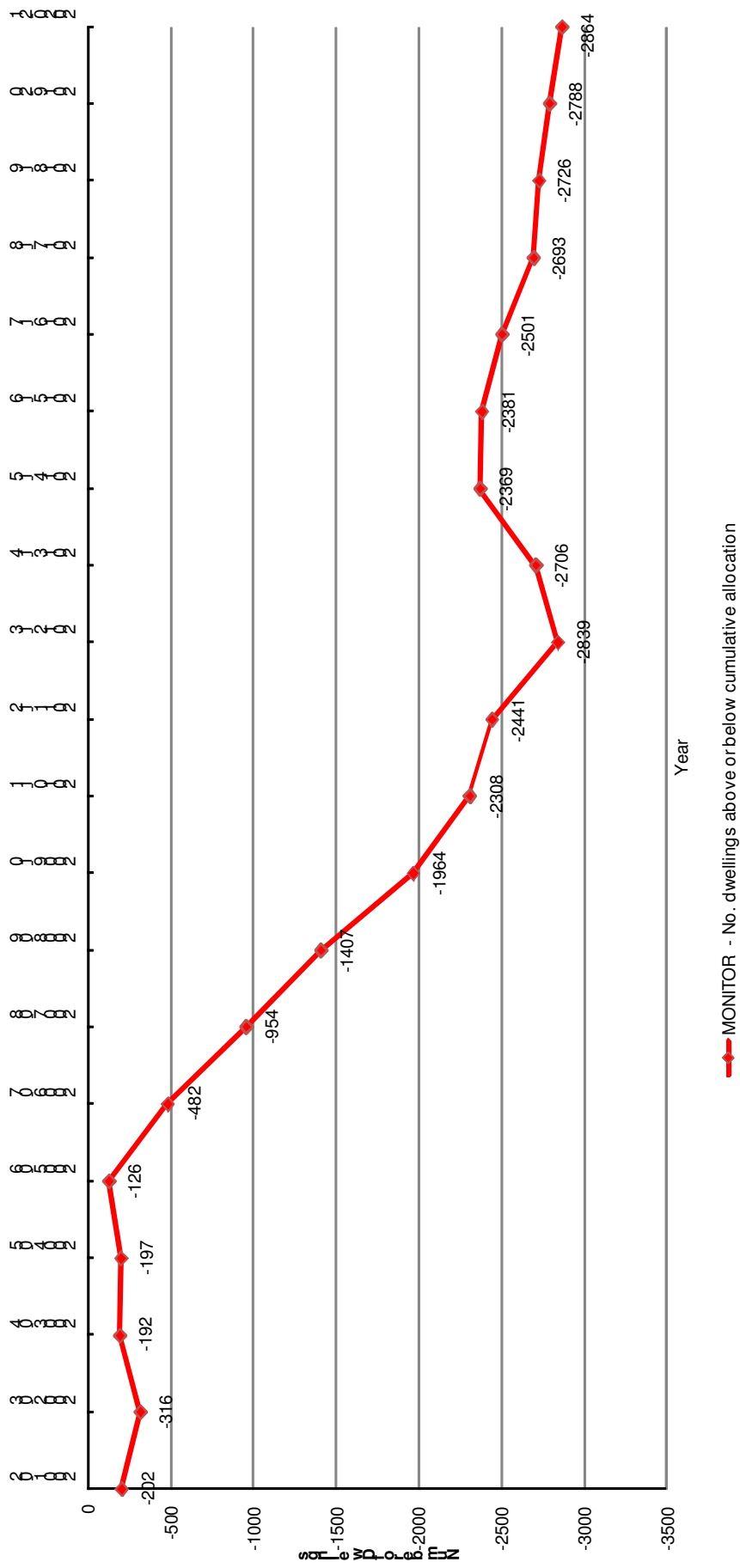


³¹ April 1st 2011 base date

CORBY BOROUGH COUNCIL: PROJECTED PERFORMANCE AGAINST CORE

STRATEGY TARGETS, 2001-21

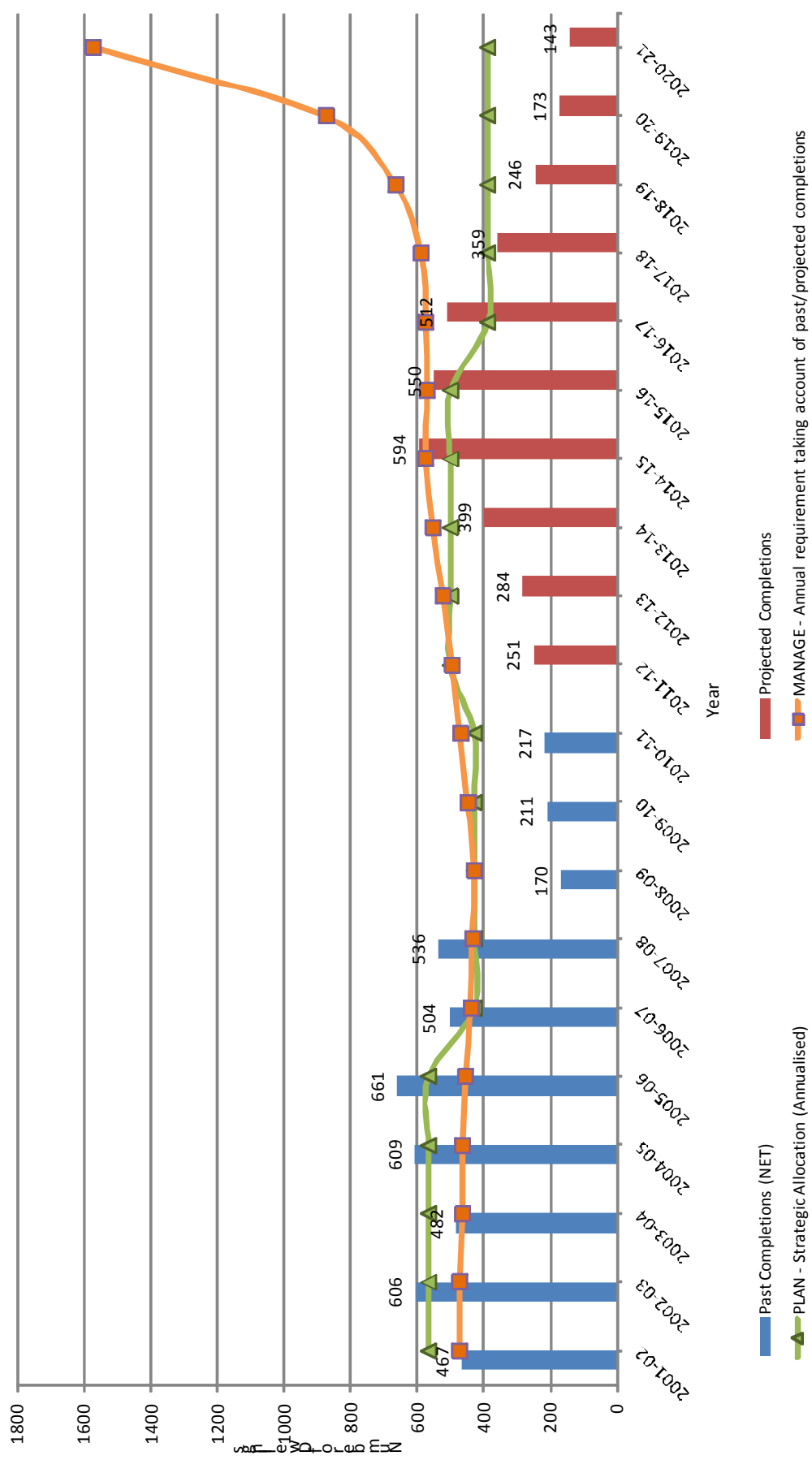
North Northamptonshire
Joint Planning Unit



As the above chart shows, at an April 2011 base date, it is identified that Corby Borough Council does not currently have enough housing sites identified to deliver the NNCSS target of 16,800 dwellings between 2001-21. A shortfall of 2,864 dwellings is projected at the end of the plan period.

EAST NORTHAMPTONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY, 2001-2021³²

North Northamptonshire
Joint Planning Unit

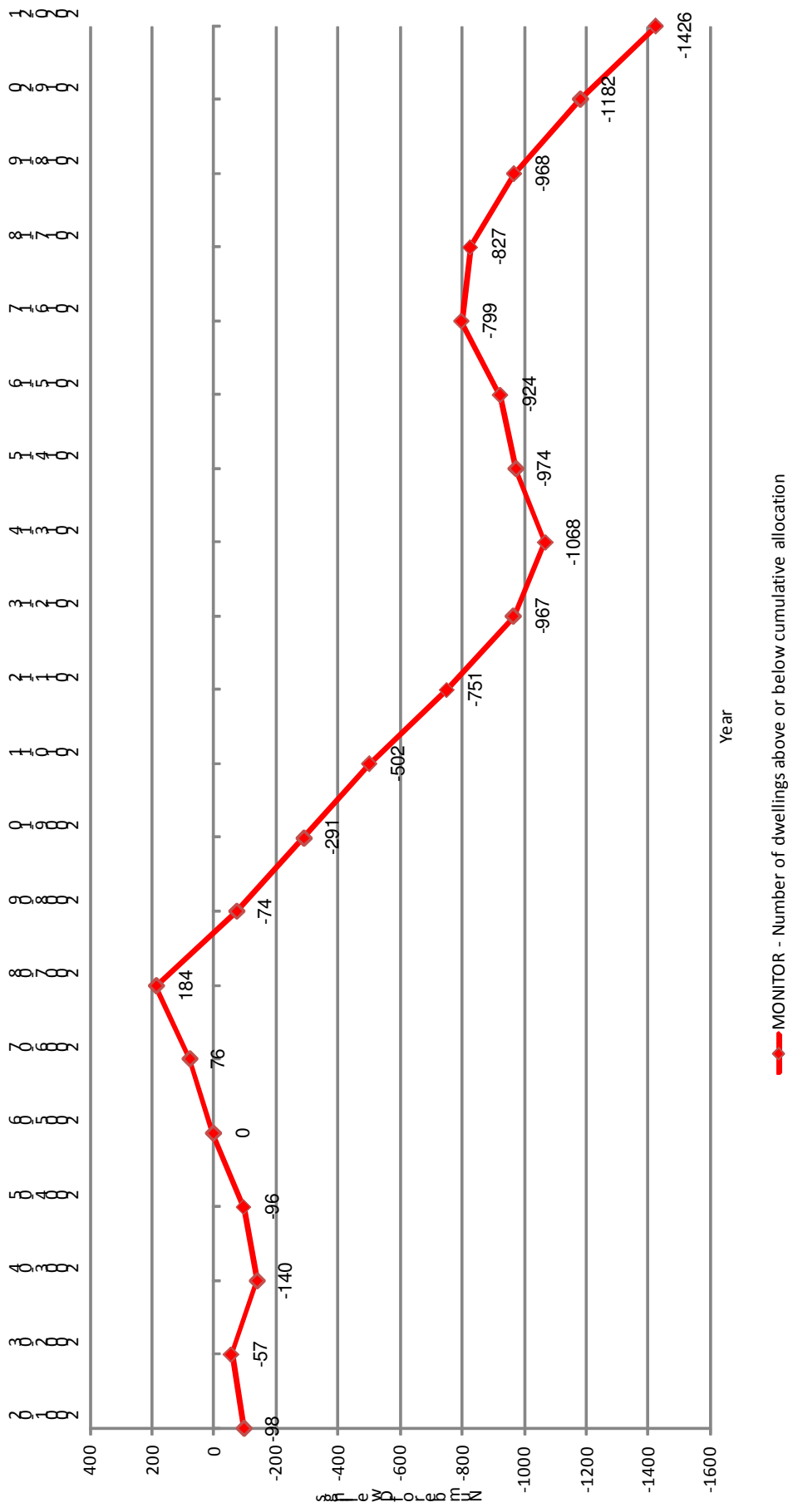


³² April 1st 2011 base date

EAST NORTHAMPTONSHIRE DISTRICT COUNCIL: PROJECTED PERFORMANCE AGAINST

CORE STRATEGY TARGETS, 2001-21

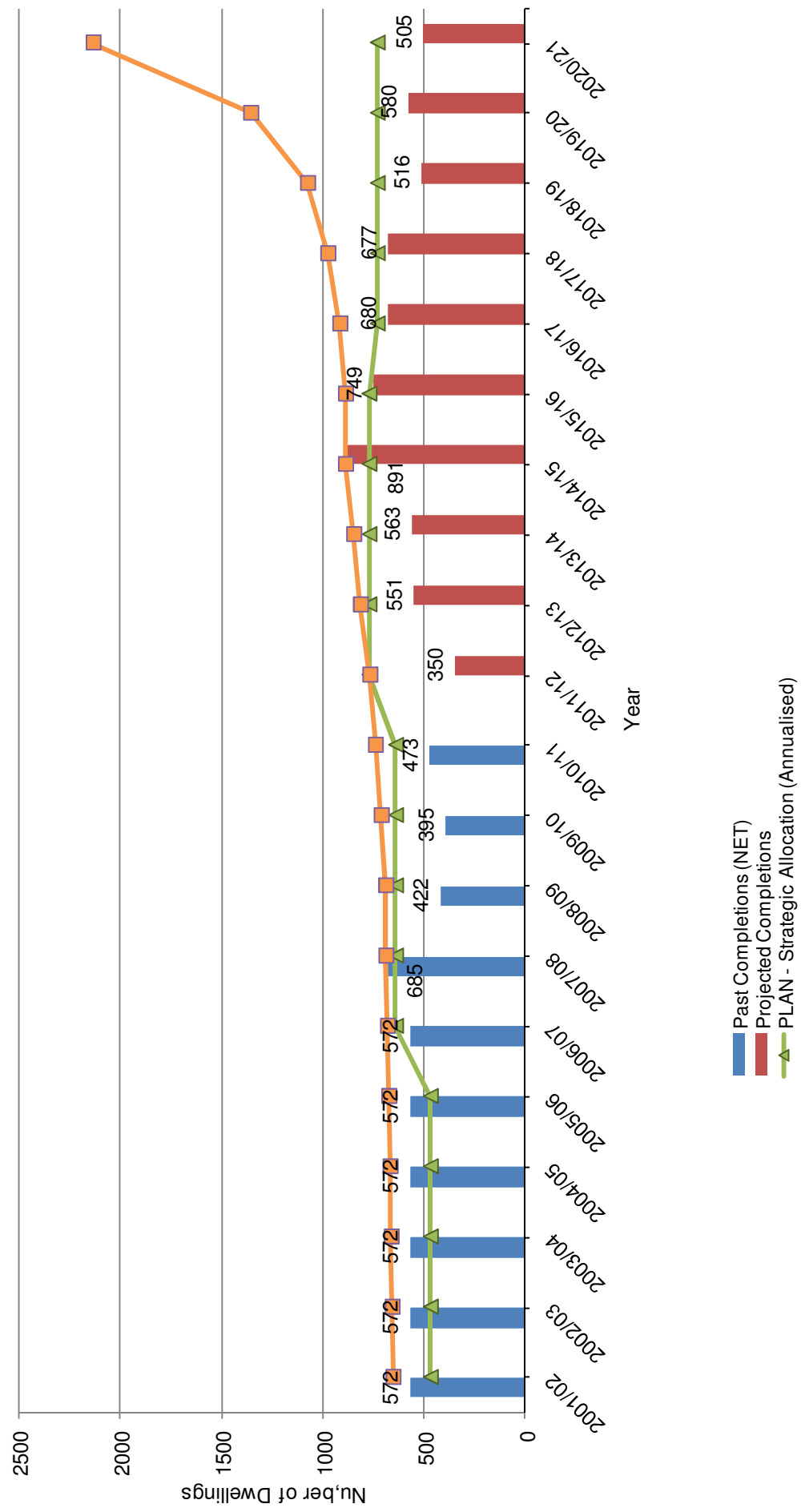
North Northamptonshire
Joint Planning Unit



As the above chart shows, at an April 2011 base date, it is identified that East Northamptonshire District Council does not currently have enough housing sites identified to deliver the NNCSS target of 9,400 dwellings between 2001-21. A shortfall of 1,426 dwellings is projected at the end of the plan period.

KETTERING BOROUGH COUNCIL: HOUSING TRAJECTORY, 2001-2021³³

North Northamptonshire
Joint Planning Unit

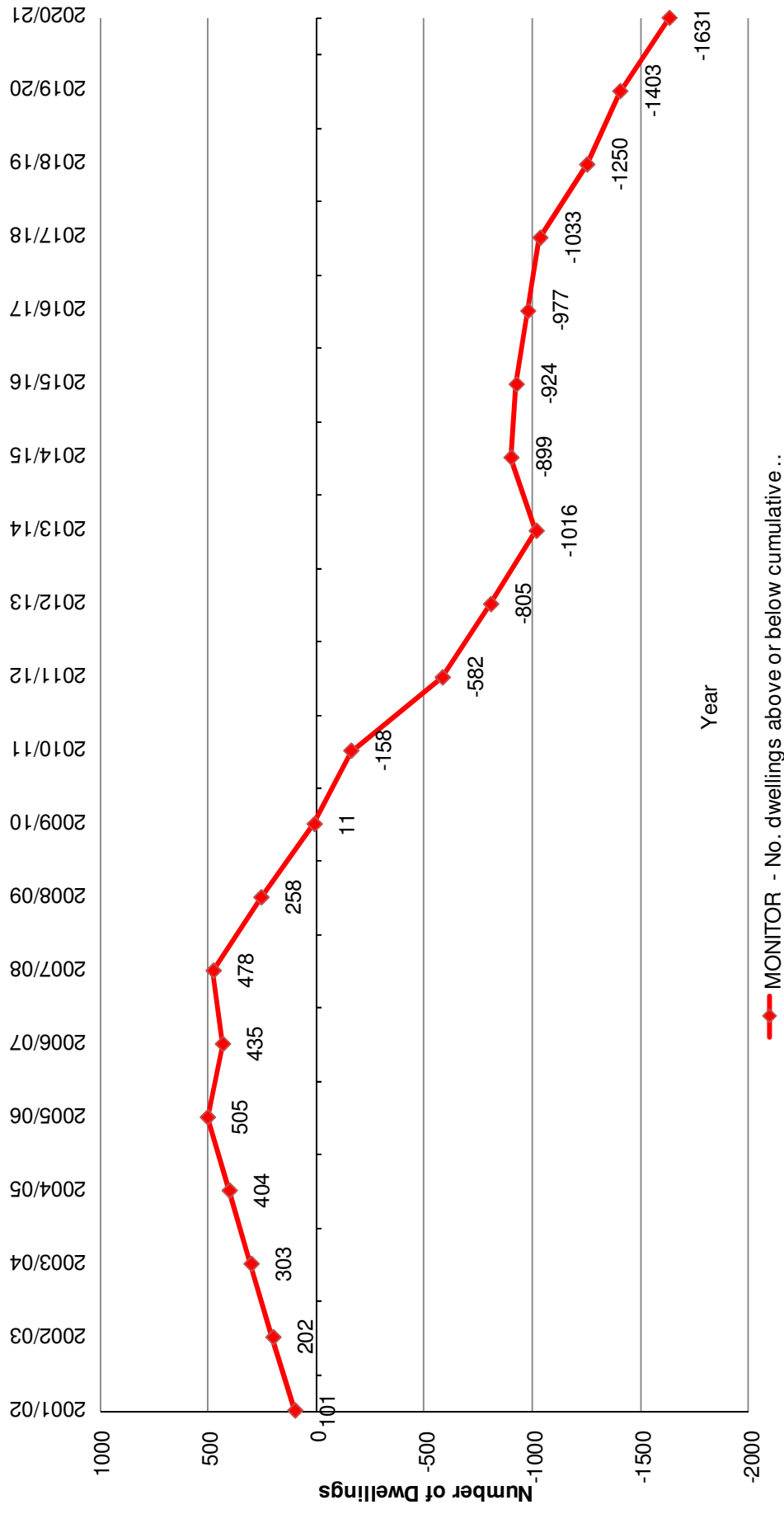


³³ April 1st 2011 base date

KETTERING BOROUGH COUNCIL: PROJECTED PERFORMANCE AGAINST CORE

STRATEGY TARGETS, 2001-21

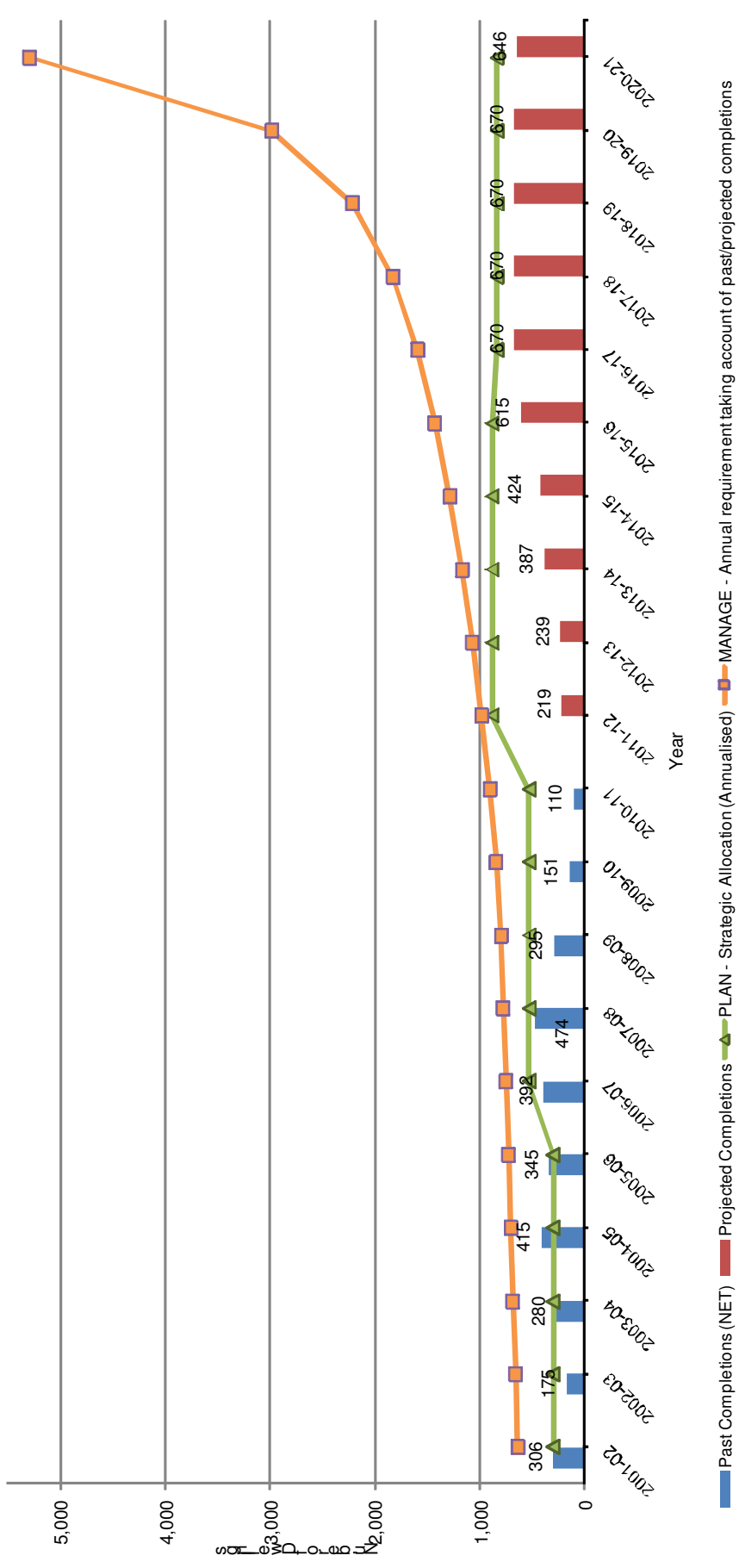
North Northamptonshire
Joint Planning Unit



As the above chart shows, at an April 2011 base date, it is identified that Kettering Borough Council does not currently have enough housing sites identified to deliver the NNCSS target of 13,100 dwellings between 2001-21. A shortfall of 1,631 dwellings is projected at the end of the plan period.

BOROUGH COUNCIL OF WELLINGBOROUGH: HOUSING TRAJECTORY, 2001-2021³⁴

North Northamptonshire
Joint Planning Unit

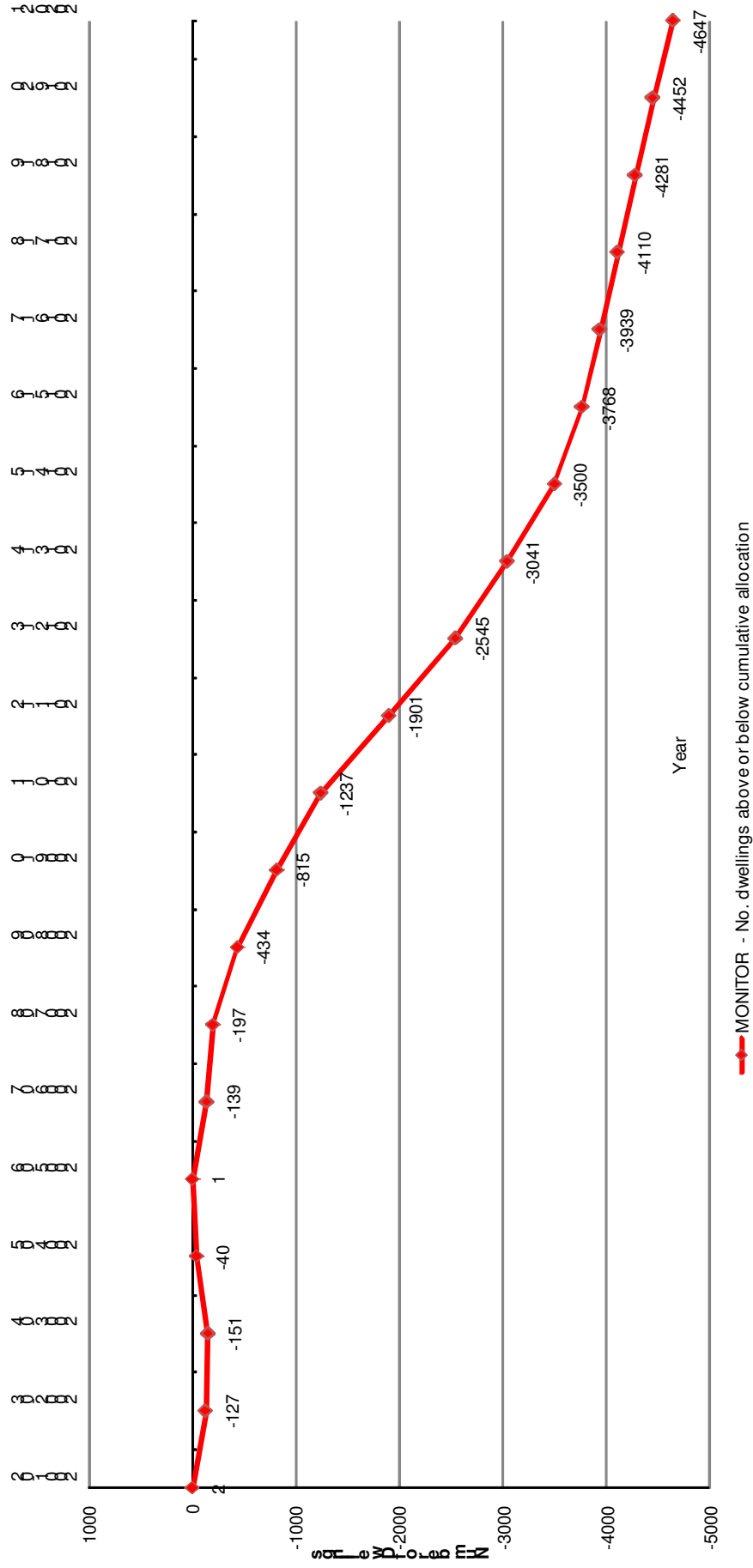


³⁴ April 1st 2011 base date

BOROUGH COUNCIL OF WELLINGBOROUGH: PROJECTED PERFORMANCE AGAINST CORE

STRATEGY TARGETS, 2001-21

North Northamptonshire
Joint Planning Unit



As the above chart shows, at an April 2011 base date, it is identified that the Borough Council of Wellingborough does not currently have enough housing sites identified to deliver the NNCSS target of 12,800 dwellings between 2001-21. A shortfall of 4,647 dwellings is projected at the end of the plan period.

APPENDIX C



CALCULATION OF BOROUGH AND DISTRICT FIVE YEAR HOUSING REQUIREMENTS

The following calculations of the five year housing requirement follow the (now withdrawn) guidance as set in the DCLG advice note for the Planning Inspectorate *'Demonstrating a 5 Year Supply of Deliverable Sites'*. These calculations specifically follow the guidance at paragraph 5 (i) which states that *'Local Planning Authorities should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan).'*' As the five year housing requirement is a forward looking assessment, this year covering the period 2012-17, it is necessary to take account of projected housing completions in the current year (2011-12) to gauge how much development will have happened by the end of March 2012 with a view to calculating the residual housing requirements over the remainder of plan period (April 1st 2012-March 31st 2021). Taking note of the advice outlined above, the NNJPU 'recalibrates' the Core Strategy housing provision figures (as outlined in Table 3: Average Annual Housing Provision Rates, 2001-2021), making use of the projected residual total at the end of March 2012 and distributing this, on the same proportionate development rates set at Core Strategy Table 3, to ensure the overall quantum of planned development is achieved both on an annual basis going forward and by the end of the plan period. This approach has been used in previous AMRs and for consistency, and conforming to (now withdrawn) best guidance, it is considered appropriate to continue calculation of housing land requirements on this basis.

Housing land requirements for the local authorities, and North Northants as a whole, are available over the following pages.



Corby Borough Council: Calculation of Five Year Housing Requirement (Req.), 2012-17



(a) Year	(b) NNCSS: Annual Housing Req. ³⁵	(c) Total Dwellings	(d) NNCSS Housing Req. as a % ³⁶	(e) Revised NNCSS Req. (d x k) ³⁷	(f) Revised annual req. ³⁸	(g) Five Year Housing Req. 2012-17 ³⁹
2012-13	955	3,820	39.34%	4,780	1,195	6,254 (1,251 dwellings per annum average)
2013-14	955				1,195	
2014-15	955				1,195	
2015-16	955				1,195	
2016-17	1,178	1,178	12.13%	1,474	1,474	
2017-18	1,178	4,712	48.53%	5,897	1,474	
2018-19	1,178				1,474	
2019-20	1,178				1,474	
2020-21	1,178				1,475	
Total	9,710	9,710	100%	12,151	12,151	

(h) CSS Requirement	(i) CBC Performance to	(j) Performance at	(k) Actual Residual at
7,090	4,649⁴⁰	-2,441	12,151

Commentary

As the above table shows, it has been identified that **the five year housing requirement for Corby Borough, 2012-17, is 6,254 dwellings**. This figure has been calculated to take account of the shortfall in housing delivery anticipated at April 2012 (-2,441 dwellings), which has been distributed over the remainder of the plan period (2012-21) as per the weighting of development identified at NNCSS Table 3: Average Annual Housing Provision Rates 2001-2021.

³⁵As Taken directly from Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021

³⁶This is the proportionate split (%) of the remaining Core Strategy requirement (2012-21) using Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021.

³⁷This is the 'recalibrated' Core Strategy requirement taking account of the expected residual total at April 2012. For Corby, it is anticipated that at this date there will have been 4,649 housing completions, meaning a residual figure of 12,151 dwellings need be delivered to attain planned targets (16,800 target – 4,649 completions 2001-12 = 12,151 residual 2012-21). This residual is phased at the same % rate as the Core Strategy (Table 3) for consistency of approach.

³⁸This is revised annual requirement for the remainder of the plan period which takes account of the projected residual figure at April 2012. These figures have been recalibrated to take account of both historic performance to date and projected housing delivery in the current year, and are weighted on the same proportionate basis as Core Strategy Table 3. In some instances it has been necessary to round figures to the nearest whole number but where this is the case, this has been focussed on the latter years of the plan period so as to not cause confusion with the calculation of the overall five year housing requirement.

³⁹This is the five year requirement for Corby Borough 2012-17, as derived from the data in column F above, years 2012-17.

⁴⁰3,827 Completions 2001-11 plus 822 anticipated completions 2011-12 (derived from housing trajectory)



East Northamptonshire District Council: Calculation of the Five Year Housing

Requirement (Req.) 2012-17



(a) Year	(b) NNCSS: Annual Housing Req. ⁴¹	(c) Total Dwellings	(d) NNCSS Housing Req. As a % ⁴²	(e) Revised NNCSS Req. (d x k) ⁴³	(f) Revised Annual Req. ⁴⁴	(g) Five Year Housing Req. 2012-17 ⁴⁵
2012-13	500	2,000	50.83%	2,382	596	2,843 (569 dwellings per annum average)
2013-14	500				596	
2014-15	500				595	
2015-16	500				595	
2016-17	387	387	9.83%	461	461	
2017-18	387	1,548	39.34%	1,843	461	
2018-19	387				461	
2019-20	387				461	
2020-21	387				460	
Total	3,935	3,935	100%	4,686	4,686	

(h) CSS Requirement to April 2012:	(i) ENC Performance to April 2012:	(j) Performance at April 2012:	(k) Actual Residual at April 2012:
5,465	4,714 ⁴⁶	-751	4,686

Commentary

As the above table shows, it has been identified that **the five year housing requirement for East Northamptonshire District, 2012-17, is 2,843 dwellings**. This figure has been calculated to take account of the shortfall in housing delivery anticipated at April 2012 (-751 dwellings), which has been distributed over the remainder of the plan period (2012-21) as per the weighting of development identified at NNCSS Table 3: Average Annual Housing Provision Rates 2001-2021.

⁴¹ As Taken directly from Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021

⁴² This is the proportionate split (%) of the remaining Core Strategy requirement (2012-21) using Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021.

⁴³ This is the 'recalibrated' Core Strategy requirement taking account of the expected residual total at April 2012. For East Northants, it is anticipated that at this date there will have been 4,714 housing completions, meaning a residual figure of 4,686 dwellings need be delivered to attain planned targets (9,400 target – 4,714 completions 2001-12 = 4,686 residual 2012-21). This residual is phased at the same % rate as the Core Strategy (Table 3) for consistency of approach.

⁴⁴ This is revised annual requirement for the remainder of the plan period which takes account of the projected residual figure at April 2012. These figures have been recalibrated to take account of both historic performance to date and projected housing delivery in the current year, and are weighted on the same proportionate basis as Core Strategy Table 3. In some instances it has been necessary to round figures to the nearest whole number.

⁴⁵ This is the five year requirement for East Northamptonshire District 2012-17, as derived from the data in column F above, years 2012-17.

⁴⁶ 4,463 Completions 2001-11 plus 251 anticipated completions 2011-12 (derived from housing trajectory)



Kettering Borough Council: Calculation of the Five Year Housing Requirement (Req.)

2012-17 ↓

(a) Year	(b) NNCSS: Annual Housing Req. ⁴⁷	(c) Total Dwellings	(d) NNCSS Housing Req. As a % ⁴⁸	(e) Revised NNCSS Req. (d x k) ⁴⁹	(f) Revised Annual req. ⁵⁰	(g) Five Year Housing Req. 2012-17 ⁵¹
2012-13	774	3,096	45.79%	3,363	841	4,159 (832 dwellings per annum average)
2013-14	774				841	
2014-15	774				841	
2015-16	774				840	
2016-17	733	733	10.84%	796	796	
2017-18	733	2,932	43.37%	3,184	796	
2018-19	733				796	
2019-20	733				796	
2020-21	733				796	
Total	6,761	6,761	100%	7,343	7,343	

(h) CSS Requirement	(i) KBC Performance	(j) Performance at	(k) Actual Residual at
6,339	5,757 ⁵²	-582	7,343

Commentary

As the above table shows, it has been identified that **the five year housing requirement for Kettering Borough, 2012-17, is 4,159 dwellings**. This figure has been calculated to take account of the shortfall in housing delivery anticipated at April 2012 (-582 dwellings), which has been distributed over the remainder of the plan period (2012-21) as per the weighting of development identified at NNCSS Table 3: Average Annual Housing Provision Rates 2001-2021.

⁴⁷ As Taken directly from Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021

⁴⁸ This is the proportionate split (%) of the remaining Core Strategy requirement (2012-21) using Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021.

⁴⁹ This is the 'recalibrated' Core Strategy requirement taking account of the expected residual total at April 2012. For Kettering, it is anticipated that at this date there will have been 5,757 housing completions, meaning a residual figure of 7,343 dwellings need be delivered to attain planned targets (13,100 target – 5,757 completions 2001-12 = 7,343 residual 2012-21). This residual is phased at the same % rate as the Core Strategy (Table 3) for consistency of approach.

⁵⁰ This is revised annual requirement for the remainder of the plan period which takes account of the projected residual figure at April 2012. These figures have been recalibrated to take account of both historic performance to date and projected housing delivery in the current year, and are weighted on the same proportionate basis as Core Strategy Table 3. In some instances it has been necessary to round figures to the nearest whole number.

⁵¹ This is the five year requirement for Kettering Borough 2012-17, as derived from the data in column F above, years 2012-17.

⁵² 5,407 Completions 2001-11 plus 350 anticipated completions 2011-12 (derived from housing trajectory)



Borough Council of Wellingborough: Calculation of the Five Year Housing Requirement (Req.) 2012-17

(a) Year	(b) NNCSS: Annual Housing Req. ⁵³	(c) Total Dwellings	(d) NNCSS Housing Req. as a % ⁵⁴	(e) Revised NNCSS Req. (d x k) ⁵⁵	(f) Revised Annual req. ⁵⁶	(g) Five Year Housing Req. 2012 -17 ⁵⁷
2012-13	883	3,532	45.65%	4,400	1,100	5,447 (1,089 dwellings per annum average)
2013-14	883				1,100	
2014-15	883				1,100	
2015-16	883				1,100	
2016-17	841	841	10.87%	1,047	1,047	
2017-18	841	3,364	43.48%	4,191	1,047	
2018-19	841				1,048	
2019-20	841				1,048	
2020-21	841				1,048	
Total	7,737	7,737	100%	9,638	9,638	

(h) CSS Requirement to April 2012:	(i) WBC Performance to April 2012:	(j) Performance at April 2012:	(k) Actual Residual at April 2012:
5,063	3,162 ⁵⁸	-1,901	9,638

Commentary

As the above table shows, it has been identified that **the five year housing requirement for the Borough of Wellingborough, 2012-17, is 5,447 dwellings**. This figure has been calculated to take account of the shortfall in housing delivery anticipated at April 2012 (-1,901 dwellings), which has been distributed over the remainder of the plan period (2012-21) as per the weighting of development identified at NNCSS Table 3: Average Annual Housing Provision Rates 2001-2021.

⁵³ As Taken directly from Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021

⁵⁴ This is the proportionate split (%) of the remaining Core Strategy requirement (2012-21) using Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021.

⁵⁵ This is the 'recalibrated' Core Strategy requirement taking account of the expected residual total at April 2012. For Wellingborough, it is anticipated that at this date there will have been 3,162 housing completions, meaning a residual figure of 9,638 dwellings need be delivered to attain planned targets (12,800 target – 3,162 completions 2001-12 = 9,638 residual 2012-21). This residual is phased at the same % rate as the Core Strategy (Table 3) for consistency of approach.

⁵⁶ This is revised annual requirement for the remainder of the plan period which takes account of the projected residual figure at April 2012. These figures have been recalibrated to take account of both historic performance to date and projected housing delivery in the current year, and are weighted on the same proportionate basis as Core Strategy Table 3. In some instances it has been necessary to round figures to the nearest whole number but where this is the case, this has been focussed on the latter years of the plan period so as to not cause confusion with the calculation of the overall five year housing requirement.

⁵⁷ This is the five year requirement for the Borough of Wellingborough 2012-17, as derived from the data in column F above, years 2012-17.

⁵⁸ 2,943 Completions 2001-11 plus 219 anticipated completions 2011-12 (derived from housing trajectory)



North Northamptonshire: Calculation of the Five Year Housing Requirement (Req.), 2012-17

(a) Year	(b) NNCSS: Annual Housing Req. ⁵⁹	(c) Total Dwellings	(d) NNCSS Housing Req. as a % ⁶⁰	(e) Revised NNCSS Req. (d x k) ⁶¹	(f) Revised Annual req. ⁶²	(g) Five Year Housing Req. 2012-17 ⁶³
2012-13	3,112	12,448	44.23%	14,925	3,732	18,703 (3,741 dwellings per annum average)
2013-14	3,112				3,732	
2014-15	3,112				3,731	
2015-16	3,112				3,730	
2016-17	3,139	3,139	11.15%	3,778	3,778	
2017-18	3,139	12,556	44.62%	15,115	3,778	
2018-19	3,139				3,779	
2019-20	3,139				3,779	
2020-21	3,139				3,779	
Total	28,143	28,143	100%	33,818	33,818	

(h) CSS Requirement to April 2012:	(i) NN Performance to April 2012:	(j) Performance at April 2012:	(k) Actual Residual at April 2012:
23,957	18,282⁶⁴	-5,675	33,818

Commentary

As the above table shows, it has been identified that **the five year housing requirement for the North Northamptonshire area, 2012-17, is 18,703 dwellings**. This figure has been calculated to take account of the shortfall in housing delivery anticipated at April 2012 (-5,675 dwellings), which has been distributed over the remainder of the plan period (2012-21) as per the weighting of development identified at NNCSS Table 3: Average Annual Housing Provision Rates 2001-2021.

⁵⁹ As Taken directly from Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021

⁶⁰ This is the proportionate split (%) of the remaining Core Strategy requirement (2012-21) using Core Spatial Strategy Table 3: Average Annual Housing Provision Rates 2001-2021.

⁶¹ This is the 'recalibrated' Core Strategy requirement taking account of the expected residual total at April 2012. For North Northants, it is anticipated that at this date there will have been 18,298 housing completions, meaning a residual figure of 33,802 dwellings need be delivered to attain planned targets (52,100 target – 18,282 completions 2001-12 = 33,818 2012-21). This residual is phased at the same % rate as the Core Strategy (Table 3) for consistency of approach.

⁶² This is revised annual requirement for the remainder of the plan period and is the sum of the annual rates outlined for each local authority in the preceding tables.

⁶³ This is the five year requirement for North Northamptonshire 2012-17, as derived from the data in column F above, years 2012-17.

⁶⁴ 16,640 Completions 2001-11 plus 1,642 completions 2011-12 (derived from housing trajectory)

APPENDIX D

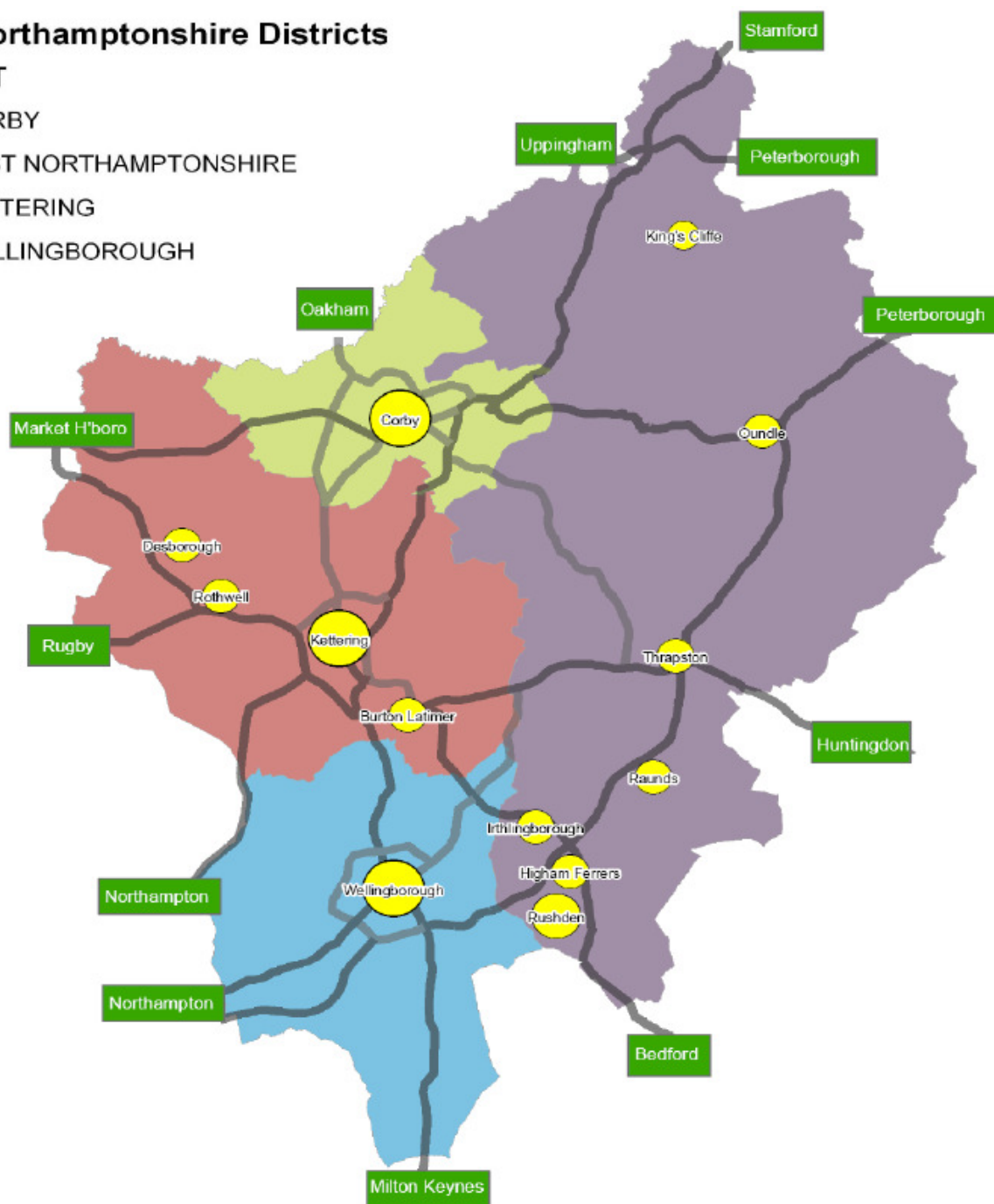


MAP OF NORTH NORTHAMPTONSHIRE

North Northamptonshire Districts

DISTRICT

- CORBY
- EAST NORTHAMPTONSHIRE
- KETTERING
- WELLINGBOROUGH



APPENDIX E:



APPENDIX SOCIO-CULTURAL INDICATORS

Crime ↑

The Home Office's *Crime in England and Wales 2010/11*⁶⁵ statistical bulletin was released in July 2011. Through this document, key findings are reported from the British Crime Survey (BCS) and Police Recorded Crime Statistics. The former is a face-to-face victimisation survey in which people resident in English and Welsh households are asked about their experiences of crime in the 12 months prior to interview (a measurement of the perception of crime). The latter denotes administrative data based on notifiable crimes that are reported to, and recorded by, the police in England and Wales.

Across North Northants, there has been a recorded fall across six of the seven key offences between 2009/10 and 2010/11. The highest drop was in the number of instances of interference with a motor vehicle which decreased by 35% overall. This is an area which has continued to fall significantly, year on year, since 2008. Linked to this, vehicle theft has also fallen over this period, although not to the extent of the figures recorded last year where the results were more marked. The number of burglaries over this period has continued to fall since 2009/10, as have robberies and Violence against the person, although to a lesser extent. The only recorded increase in offences related to Sexual Offences, which have increased by 29% since 2009/10.

NORTH NORTHANTS	Number of Offences			Change	Change %	Offences per 1000 population
	2008/09	2009/10	2010/11	2009/10 - 2010/11	2009/10 - 2010/11	2010/11
Burglary	1,483	1,270	1,064	-206	-16	14
Thefts from vehicles	2,473	1,681	1,408	-273	-16	18
Theft of vehicles	1,100	646	569	-77	-12	6
Robberies	332	290	248	-42	-14	3
Violence Against the Person	4,485	4,474	4,310	-164	-4	58
Sexual Offences	250	251	325	74	29	5
Interfering with a motor vehicle	536	309	201	-108	-35	4
Recorded crime BCS comparator	17,220	14,389	12,207	-2182	-15	165

⁶⁵Home Office (2011) *Crime in England and Wales 2010/11* [online] Available from:

<http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1011/hosb1011?view=Binary>



The district and borough breakdown of these figures are available through the following tables. In general terms, the patterns outlined at the North Northants level are mirrored locally within both East Northamptonshire and Wellingborough. However, Corby and Kettering have seen an increase in other offences, with increased incidence of Robbery and Theft from vehicles in Corby and more recorded robberies and violence against the person in Kettering.

CORBY	Number of Offences			Change	Change %	Offences per 1000 population
	2008/09	2009/10	2010/11	2009/10 - 2010/11	2009/10 - 2010/11	2010/11
Burglary	257	222	242	20	9	4
Thefts from vehicles	359	197	215	18	9	4
Theft of vehicles	253	171	166	-5	-3	3
Robberies	71	72	62	-10	-14	1
Violence Against the Person	1,302	1,265	1,180	-85	-7	21
Sexual Offences	65	62	108	46	74	2
Interfering with a motor vehicle	172	80	55	-25	-31	1
Recorded crime BCS comparator	4,223	3,363	2,985	-378	-11	54

EAST NORTHANTS	Number of Offences			Change	Change %	Offences per 1000 population
	2008/09	2009/10	2010/11	2009/10 - 2010/11	2009/10 - 2010/11	2010/11
Burglary	365	239	210	-29	-12	2
Thefts from vehicles	689	516	412	-104	-20	5
Theft of vehicles	235	144	140	-4	-3	
Robberies	41	41	33	-8	-20	0
Violence Against the Person	768	764	730	-34	-4	9
Sexual Offences	55	46	55	9	20	1
Interfering with a motor vehicle	102	57	57	0	0	1
Recorded crime BCS comparator	3636	2867	2541	-326	-11	30



KETTERING	Number of Offences			Change	Change %	Offences per 1000 population
	2008/09	2009/10	2010/11	2009/10 - 2010/11	2009/10 - 2010/11	2010/11
Burglary	340	380	336	-44	-12	4
Thefts from vehicles	746	497	474	-23	-5	5
Theft of vehicles	236	152	123	-29	-19	1
Robberies	101	76	81	5	7	1
Violence Against the Person	1,196	1,289	1,304	15	1	14
Sexual Offences	69	81	81	0	0	1
Interfering with a motor vehicle	100	74	46	-28	-38	1
Recorded crime BCS comparator	4,407	4,058	3,517	-541	-13	39

W'BOROUGH	Number of Offences			Change	Change %	Offences per 1000 population
	2008/09	2009/10	2010/11	2009/10 - 2010/11	2009/10 - 2010/11	2010/11
Burglary	521	429	276	-153	-36	4
Thefts from vehicles	679	471	307	-164	-35	4
Theft of vehicles	376	179	140	-39	-22	2
Robberies	119	101	72	-29	-29	1
Violence Against the Person	1,219	1,156	1,096	-60	-5	14
Sexual Offences	61	62	81	19	31	1
Interfering with a motor vehicle	162	98	43	-55	-56	1
Recorded crime BCS comparator	4,954	4,101	3,164	-937	-23	42

Key:

Red = Increased incidence rate between 2009/10 – 2010/11

Green = Decreased incidence rate between 2009/10 – 2010/11



INDICES OF DEPRIVATION 2010

The Indices of Deprivation 2010 provide a measure of deprivation in small areas across England. These are based on the concept that deprivation consists of more than just poverty. Poverty is not having enough money to get by on whereas deprivation refers to a general lack of resources and opportunities.

HOW THE INDICES WORK

The Indices of Deprivation 2010 is the collective name for a group of 10 indices which all measure different aspects of deprivation. The most widely used of these is the Index of Multiple Deprivation which is a combination of a number of the other indices to give an overall score for the relative level of multiple deprivation experienced in every neighbourhood in England.

In total, there are 38 separate indicators which are grouped into seven domains, each of which reflects a different aspect of deprivation, are used to produce an overall Index of Multiple Deprivation (IMD) score for each small area in England. The domains used in the IMD are income, employment, health, education, crime, access to services and living environment. Each of these domains have their own scores and ranks, allowing users to focus on specific aspects of deprivation.

All the small areas in England can be ranked according to their IMD score – this allows users to identify the most and least deprived areas in England and whether one area is more deprived than another.

An area has a higher deprivation score than another one if the proportion of people living there who are classed as deprived is higher. An area itself is not deprived – it is the circumstances and lifestyles of the people living there that affect its deprivation score. Furthermore, it is important to remember that not everyone living in a deprived area is deprived – and that not all deprived people live in deprived areas.

TIME PERIOD THE INDICES RELATE TO

Most of the indicators used in the IMD are from 2008, although some of the indicators come from other time points, such as the 2001 Census.

AREAS COVERED BY THE INDICES

England has been divided into 32,482 areas, each having roughly the same number of people (c.1,500). These are known as Lower layer Super Output Areas and are a standard way of dividing up England and Wales. Like previous versions of the English IMD, a deprivation score has been calculated for each Lower layer Super Output Area in England. By using these small areas, it is possible to identify small pockets of deprivation.



North Northamptonshire
Joint Planning Unit

WHAT CAN THE INDICES OF DEPRIVATION 2010 BE USED FOR?

The IMD 2010 can be used for the following, amongst other things:

Compare different areas in England

The Indices of Deprivation 2010 collects the same indicators and combines them in the same way for every Lower layer Super Output Area in England to allow comparison between different areas. If an area has a higher rank (closer to 1) than another area it is more deprived.

Identify the most deprived areas in England

By using 'cut points' of the ranks it is possible to identify the group of Lower layer Super Output Areas that are amongst the most deprived in England. Common cut points that have been used in the past are the 1%, 5%, 10% and 20% most deprived.

A negative change in deprivation rank is a relative change – it does not mean an area has become more deprived in an absolute sense.

WHAT CAN'T THE INDICES OF DEPRIVATION BE USED FOR?

The IMD 2010 cannot be used for the following, amongst other things:

To show how deprived a place is

The IoD 2010 are relative measures of deprivation. This means it can tell you if one area is more deprived than another but not by how much. For example, if an area has a rank of 40, it is not necessarily half as deprived as a place with a rank of 20.

Measuring absolute change over time

Deprivation scores cannot be compared between 2010 and 2007 as an area's score is affected by the scores of every other area, so it is impossible to tell whether a change in score is a real change in the deprivation level of an area or whether it is due to the scores of other areas going up or down⁶⁶.

⁶⁶DCLG (2011) *English Indices of Deprivation 2010* [online] Available from: <http://www.communities.gov.uk/documents/statistics/pdf/1871538.pdf>



2010 INDICES OF DEPRIVATION: LOCAL AUTHORITY RANKINGS

Further to the provision of data at Lower Super Output Area, the IMD 2010 also provides summarised information for the 326 English local authority areas. For these areas, six different measures are used which provide six different sets of relative rankings that are intended to capture the complex pattern of deprivation found at these geographical levels. The six local authority measures, and the relative rankings of the North Northamptonshire districts, are as per the below table. In terms of interpretation of this data, the lower the score, the more deprived an area is considered to be:

Deprivation Indicae	Corby	East Northants	Kettering	Wellingborough
Rank of average score	57	225	164	133
Rank of average rank	51	229	186	138
Rank of extent	58	203	145	115
Rank of local concentra- tion	78	202	131	119
Rank of income scale	258	263	218	220
Rank of employment scale	222	266	206	226
In the 20% most deprived English local authorities	Yes	No	No	No

District Rankings: 1 = most deprived; 326 = least deprived

The above table denotes how each local authority is ranked out of the 326 local authorities in England, with a rank of 1 denoting the most deprived and 326 the least. Using the **Rank of the Super Output Area** scores, which summaries each district as a whole (including its deprived and less deprived output areas), East Northamptonshire is the least deprived district in North Northamptonshire (ranked 225 out of 326 nationally), and Corby is the most deprived district (ranked 57 out of 326). In general terms, using this rank, Corby falls within the top 20% of the most deprived Local Authority areas in England. In direct contrast, East Northamptonshire is one of the least deprived local authorities. Kettering is an average authority area, occupying nearly the exact mid point of all English local authorities. Wellingborough is similarly ranked to Kettering, albeit it falls in the lowest 50% of all local authority areas.



ECONOMY

EARNINGS BY RESIDENCE 2011

Gross Weekly Pay	Corby (£)	East Northamptonshire (£)	Kettering (£)	Wellingborough (£)	North Northamptonshire Average (£)	East Midlands Average (£)
Male Full Time Workers	437.80	573.60	536.60	534.50	520.63	512.30
Female Full Time Workers	355.90	413.20	440.20	389.30	399.65	409.50
Average	396.85	493.40	488.40	461.90	460.14	460.90

Source: Nomisweb (2011)

The above table shows the average earnings for employees living in North Northamptonshire (gross pay) along with the regional average. As can be seen, male full time workers earn more than their female counterparts across both North Northamptonshire and the East Midlands region. Further to this, in 2011, male full time workers living in Corby borough, in 2011 are paid less than those in the neighbouring boroughs and districts of North Northamptonshire and the region as a whole. Conversely, the equivalent workforce living in East Northamptonshire earns significantly more than neighbouring and regional boroughs and districts.

In terms of the female full time workers, those living in Corby were also earning the lowest amount in terms of gross weekly pay and those living in Kettering have been paid the most, again surpassing the regional average in this respect.

In terms of the overall average weekly pay for North Northamptonshire employees as a whole, all surpass the regional averages, save for Corby.

EMPLOYMENT BY OCCUPATION: 2010

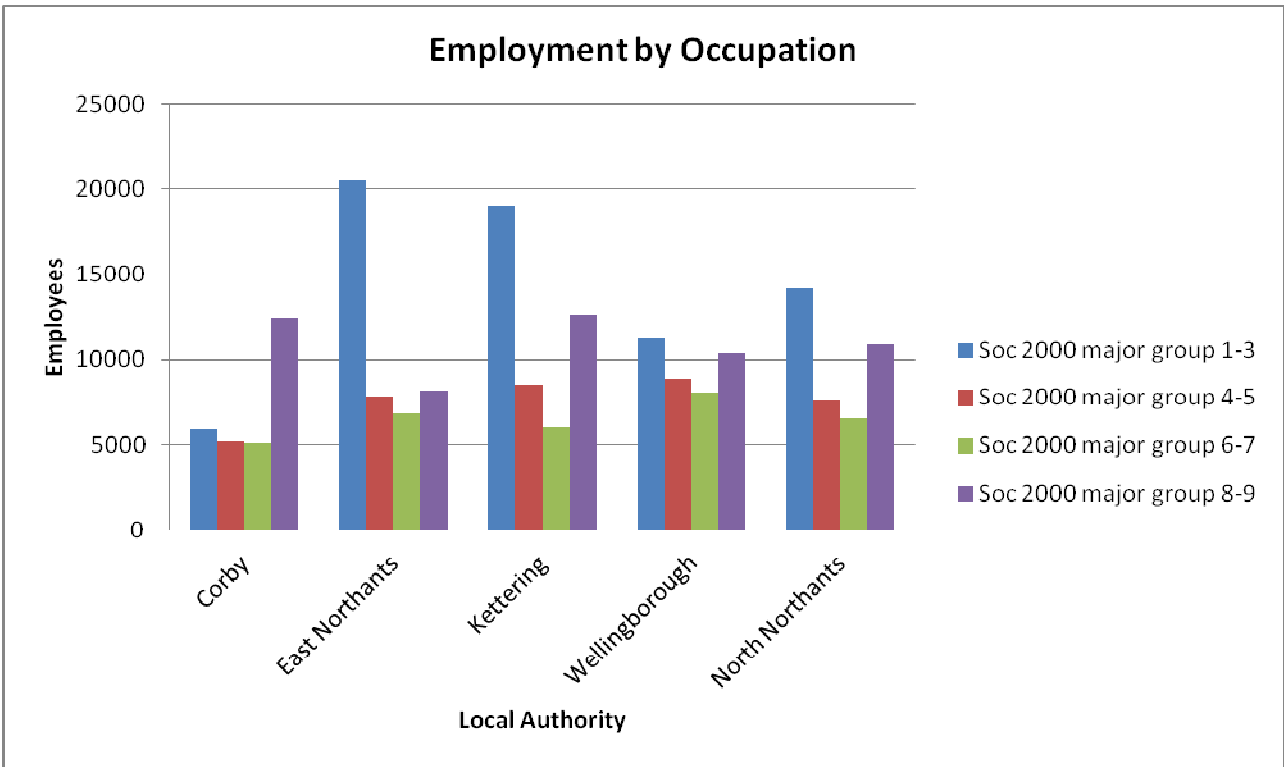
The following chart details the Standard Occupation Classification (SOC) 2000 classifications of employment by occupation for North Northamptonshire, covering the period between 2010 and 2011. Within the SOC, jobs are classified in terms of their skill level and skill content, with the highest skilled occupations ranked first.

As the chart overleaf shows, in 2010-11, most employment in North Northamptonshire was within SOC group 1-3, which amounted to 56700 employees or 36% of the overall workforce. East Northamptonshire has the highest number of employees overall in this occupational group, (which tends to require high levels of skill and includes



managers and professionals), and Corby the least. Both Kettering and East Northamptonshire have higher than average employment in SOC group 1-3 for North Northamptonshire region. In contrast, SOC group 6-7 has the least amount of employees in employment in this region with only 26,000 employees employed (16% of the overall workforce) in this sector. Corby has the least amount of employees, whereas Wellingborough has the most overall in this sector.

EMPLOYMENT BY OCCUPATION: APRIL 2010 - MARCH 2011



EMPLOYMENT BY OCCUPATION ACROSS NORTH NORTHAMPTONSHIRE:

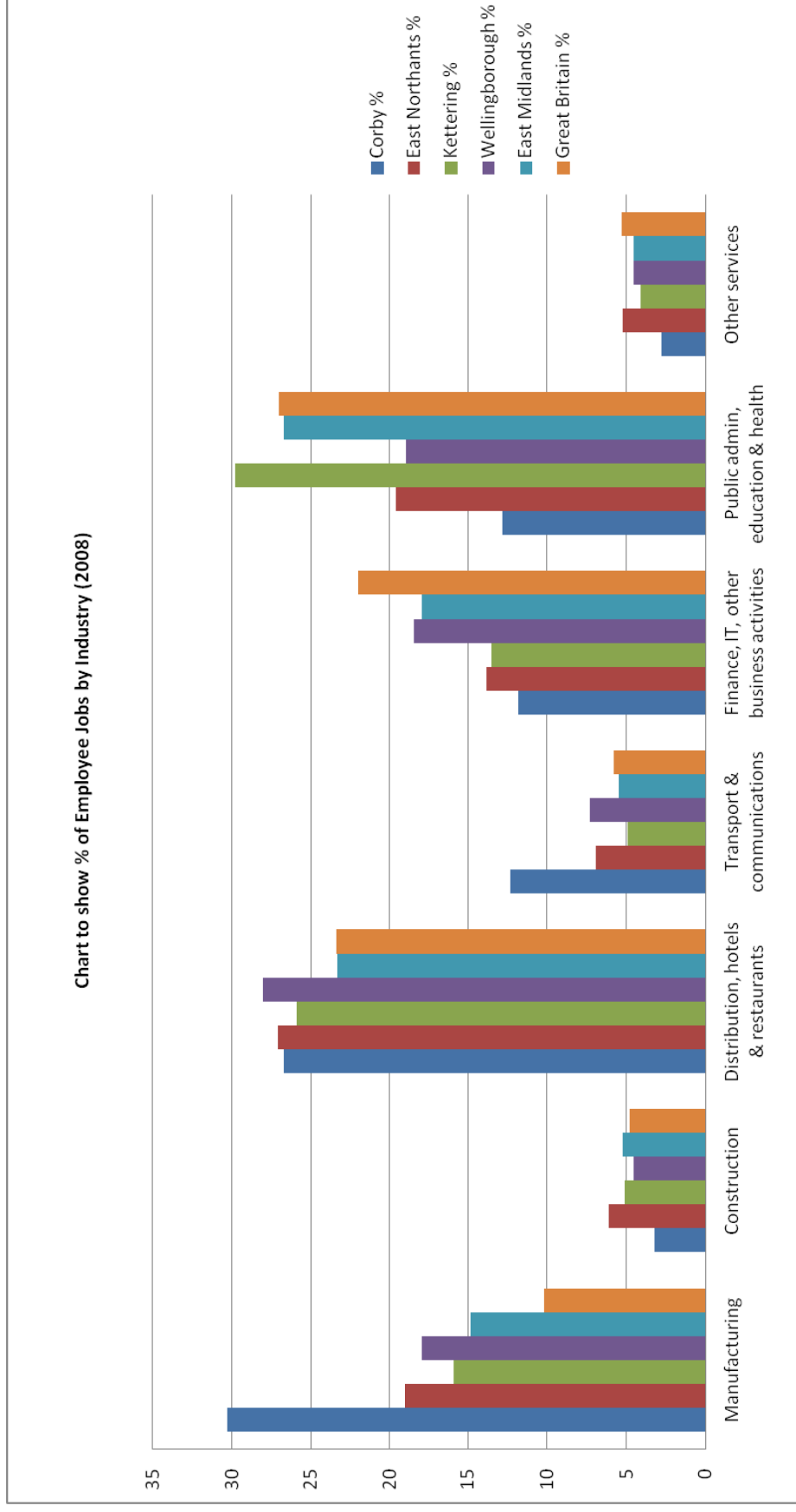
APRIL 2010 – MARCH 2011 (SOURCE: NOMISWEB (2011): EMPLOYMENT BY OCCUPATION)

North Northamptonshire
Joint Planning Unit

	Corby	Corby (%)	East Northants	East Northants (%)	Kettering	Kettering (%)	Wellingborough	Wellingborough (%)	North Northants	North Northants (%)
Soc 2000 major group 1-3	5,900	20.5	20,500	47.2	19,000	41.3	11,300	29.3	56,700	36.16
1 Managers & Senior Officials			8,000	18.3	6,900	14.9	5,200	13.4		
2 Professional Occupations			5,100	11.7	7,400	16.1				
3 Associate Professional Occupations			7,300	16.7	4,700	10.3	4,400	11.3		
Soc 2000 major group 4-5	5,200	18.3	7,900	18.2	8,500	18.5	8,900	23.1	30,500	19.45
4 Administrative & Secretarial			3,000	6.9						
5 Skilled Trades Occupations	3,000	10.6	4,900	11.1	6,400	13.9	6,700	17.3		
Soc 2000 major group 6-7	5,100	17.9	6,800	15.6	6,000	12.9	8,100	20.8	26,000	16.58
6 Personal Service Occupations	3,700	13.1					5,100	13.3		
7 Sales & Customer Service Occupations			3,800	8.7						
Soc 2000 major group 8-9	12,400	43.4	8,200	19.0	12,600	27.3	10,400	26.9	43,600	27.81
8 Process Plant & Machine Operatives	5,000	17.3	4,900	11.2	4,400	9.5	4,200	10.9		
9 Elementary Occupations	7,500	26.1	3,300	7.6	8,200	17.8	6,200	16.0		

NORTH NORTHAMPTONSHIRE: % OF EMPLOYEE JOBS BY INDUSTRY (2008)

North Northamptonshire
Joint Planning Unit





% OF EMPLOYEE JOBS BY INDUSTRY (2008) - ANALYSIS

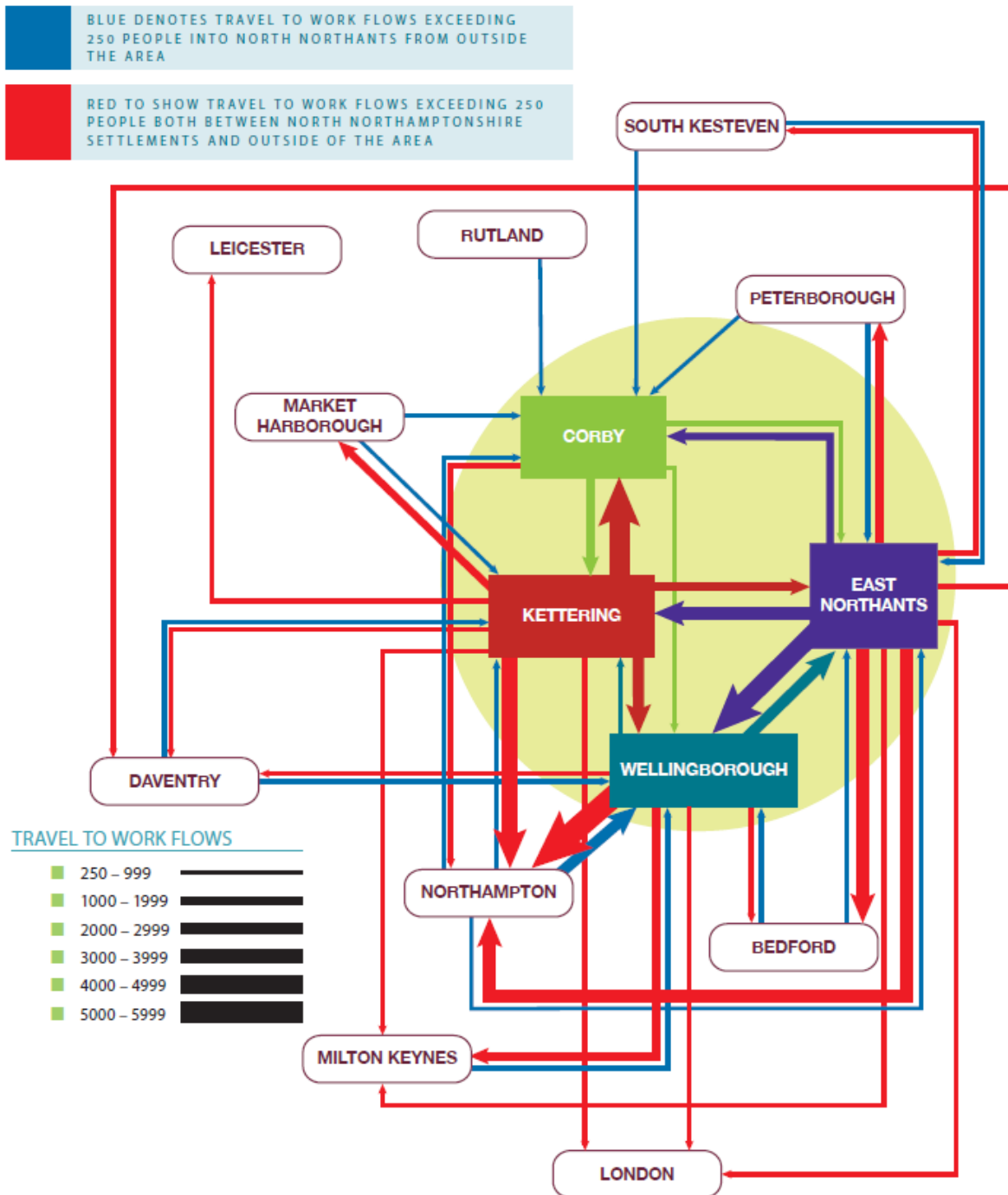
The previous chart shows breakdown of total employee jobs by industry for North Northamptonshire as well as the corresponding data for both the East midlands and Great Britain. This data has a 2008 base data and is sourced from the ONS Business Inquiry. Prominent trends are:

- Corby as significantly more employees working in **manufacturing** than the rest of the North Northamptonshire Region, albeit the whole are have a greater % of employees working in this sector than regional and national averages.
- Corby has significantly less employees working in **construction** than the regional and national averages. The same is true of Wellingborough, albeit this is less pronounced. East Northamptonshire has the most employees in this sector within North Northamptonshire and exceeds regional and national averages.
- North Northamptonshire has a significant amount of employees working in the **distribution, hotels and restaurants** sector. It is likely that Distribution makes a significant contribution to this sector given the central location for North Northamptonshire in the UK context and way to access national routes.
- Corby has a significant amount of employees working in the **transport and communications** sector, significantly more than the rest of North Northamptonshire and regional and national averages, albeit Wellingborough and Kettering also have more employees in this sector than the regional and national averages, this is likely to be due to the central location of North Northamptonshire in the UK context and easy access to national routes.
- **Finance, IT and other business activities** in Corby, East Northamptonshire and Kettering are below regional and national averages, although Wellingborough is above the regional average in respect of this sector.
- Kettering has significantly more employees working in the **public admin, education and health** sector than local, regional and national averages, albeit this is most likely due to the presence of the Kettering General Hospital and associated services.

In summary, the previous chart highlights that, compared to regional and national trends, in terms of employment sector, North Northamptonshire is characterised by Manufacturing, Distributions, hotels and restaurants and Transport and Communications. These trends are more prominent in some areas than others (for example manufacturing and transport in Corby, public admin, education and health in Kettering). The area is lacking in higher value activities, as found in the Finance, IT and other business activities sector, being poorly represented in comparison to regional and national trends.

It should be recognised the above analysis is based upon 2008 data, and, with the economic recession since this time, there is likely to have been significant structural changes to the local, regional and national economy, which may mean the above no longer rings true.

TRAVEL TO WORK PATTERNS



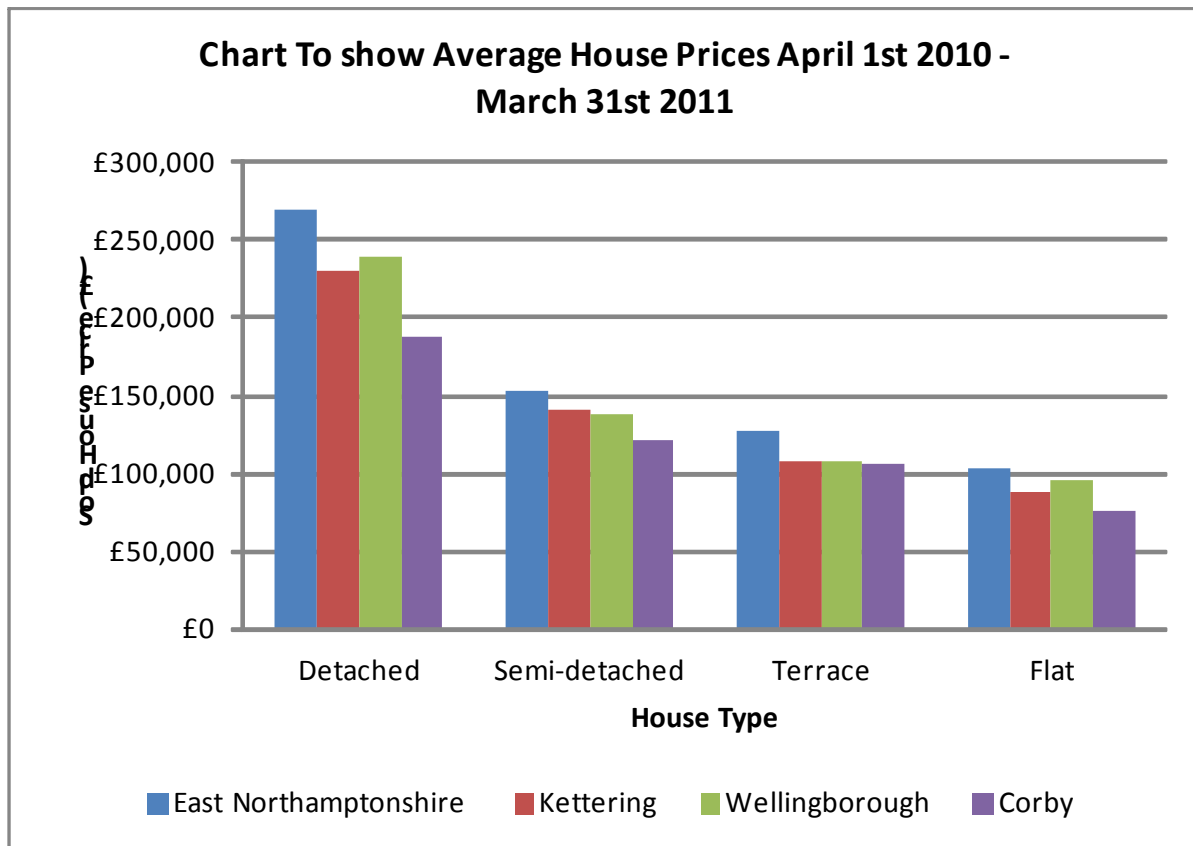
Source: Census 2001

The above diagram shows the transport links in and around North Northamptonshire and shows that a significant amount of North Northamptonshire residents travel between the local authorities of the area for work. Notable flows include Kettering residents which work in Corby, East Northants residents which work in Wellingborough, and East Northants residents to Kettering. In contrast, only a small number of people who live outside North Northamptonshire travel into the area to work. In general, the amount of people who both live and work in North Northamptonshire is high.



HOUSING AND BUILT ENVIRONMENT

AVERAGE HOUSE PRICES, 2010-2011



The above chart shows the average price of sold properties across each of the North Northamptonshire local authority areas over the period April 2010 to March 2011. As this shows, East Northamptonshire is the most expensive location in which to buy property locally and Corby the most affordable. In addition to this, the Borough of Wellingborough is generally the second most expensive location in which to buy housing, although average prices are very similar to Kettering overall. House Prices are a measure of demand in an area and the above chart typically reflects where demand for housing is greatest, with East Northamptonshire district being the source of greatest demand in this respect. Further details as to 2010/11 house prices can be found overleaf.



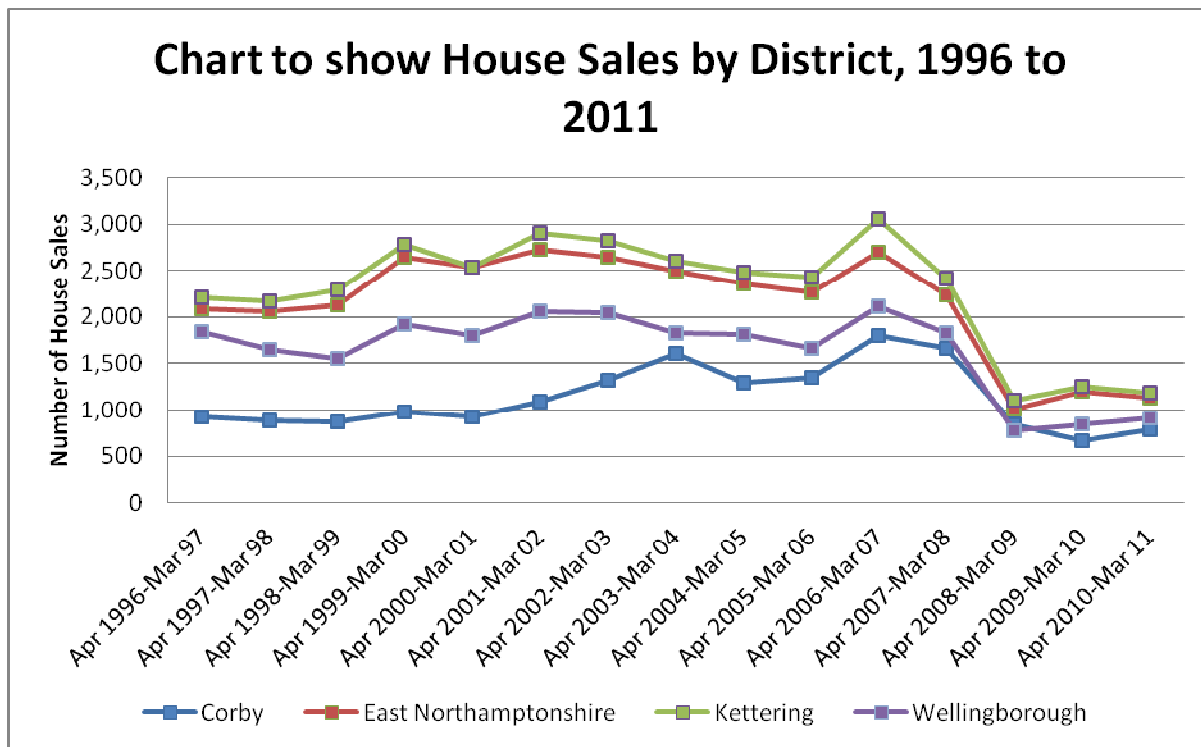
AVERAGE HOUSE PRICES: APRIL 1ST 2010 – MARCH 31ST 2011⁶⁷

LPA	Detached	Semi-detached	Terrace	Flat	Average
Corby	£188,318	£121,133	£106,199	£75,602	£122,813
East Northamptonshire	£269,291	£153,140	£127,800	£103,394	£163,406
Kettering	£230,800	£141,278	£108,285	£87,965	£142,082
Wellingborough	£239,275	£137,894	£107,433	£95,335	£144,984
Average for NN	£231,562	£138,361	£112,429	£90,649	

⁶⁷ Housing Intelligence for the East Midlands (2011): Land Registry House Sales Reports [Online] Retrieved on December 1st 2011 from: <http://www.hi4em.org.uk/EastMidlands/Northamptonshire/MapsAndReports/landregistry.htm> The above table has been produced by NNJPU using quarterly House Sales data produced by the Land Registry and accessed through use of the Housing Intelligence for East Midlands website.



HOUSE SALES IN NORTH NORTHAMPTONSHIRE, 1996-2011⁶⁸



Historically, between April 1996 and March 2011, Kettering Borough has had the most house sales of all North Northamptonshire authorities, with 34,233 sales. East Northamptonshire has seen a similar volume of house sales (32,194), followed by Wellingborough (24,613) and then Corby (16,989).

Focussing on the current plan period (April 2001 – March 2011), this pattern remains and it is over this period that most of the local house sales have occurred. One noticeable trend over this period is the volume increase in house sales in Corby Borough, where 73% of all recorded sales, 1996-2011, has occurred. This is a considerable difference compared to the other local authorities and would seem to correspond with the focus the former government placed on the Borough in respect of the creation of Regeneration Framework and long-term plan for growth.

What is apparent from the above graph is that house sales have dropped significantly from April 2007, a pattern which broadly coincides with the economic depression which has been prevalent since this time.

⁶⁸ DCLG (2011) – Live tables on housing market and house prices: Table 584 - Table 584: Property sales based on Land Registry data, by district, from 1996 (quarterly) [Online] Retrieved on December 1st 2011 from:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/>



HOUSE SALES IN NORTH NORTHAMPTONSHIRE, 2010-2011⁶⁹

Breaking this data down further and focussing on the reporting year, house sales across North Northamptonshire have been as follows:

April – June 2010

LPA	Detached	Semi-detached	Terraced	Flat	Total
Corby	47	74	55	23	199
East Northamptonshire	127	105	56	10	298
Kettering	102	108	87	10	307
Wellingborough	77	88	63	15	243
Total	353	375	261	58	1,047

July – September 2010

LPA	Detached	Semi-detached	Terraced	Flat	Total
Corby	66	73	79	6	224
East Northamptonshire	133	104	64	9	310
Kettering	89	135	93	13	330
Wellingborough	80	124	63	21	288
Total	368	436	299	49	1,152

October – December 2010

LPA	Detached	Semi-detached	Terraced	Flat	Total
Corby	41	41	45	5	132
East Northamptonshire	74	80	69	15	238
Kettering	67	83	61	14	225
Wellingborough	57	50	55	6	168
Total	239	254	230	40	763

January – March 2011

LPA	Detached	Semi-detached	Terraced	Flat	Total
Corby	25	24	34	8	91
East Northamptonshire	66	54	34	6	160
Kettering	44	42	69	10	165
Wellingborough	39	53	32	11	135
Total	174	173	169	35	551

⁶⁹ Housing Intelligence for the East Midlands (2011): Land Registry House Sales Reports [Online] Retrieved on December 1st 2011 from: <http://www.hi4em.org.uk/EastMidlands/Northamptonshire/MapsAndReports/landregistry.htm>



Total House Sales: April 2010 – March 2011

LPA	Detached	Semi-detached	Terraced	Flat	Total
Corby	179	212	213	42	646
East Northamptonshire	400	343	223	40	1,006
Kettering	302	368	310	47	1,027
Wellingborough	253	315	213	53	834
Total	1,134	1,238	959	182	3,513

The above data reflects the typically seasonal nature of house sales, with more of these occurring in the Spring and Summer months (April – September) than the Autumn and Winter (October – March).

In total, there were 3,513 house sales across North Northamptonshire between April 1st 2010 and March 31st 2011. Of these, most were in Kettering Borough (1,027), closely followed by East Northamptonshire (1,006), equating to 58% of all house sales between them. Corby had the least house sales (646) and Wellingborough had 834.

Of these sales, the greatest demand has been for Semi-detached properties (1,238 sales), closely followed by Detached (1,134), and terraced housing with Kettering and East Northamptonshire being the most popular locations on all fronts. On the face of it, this data would seem to suggest that local buyers have had a preference for larger, typically family homes.



NORTH NORTHAMPTONSHIRE: 2010 MID-YEAR POPULATION

The following population projections have been collated by the NNJPU⁷⁰ and produced on the basis of NNCSS Table 5 (Distribution of Housing) for consistency. All data is derived from ONS 2010 Ward Population Estimates for England and Wales (mid-2010)⁷¹

Methodology

To gain the settlement populations presented below, the NNJPU first consulted a GIS layer of local wards with a view to identifying which settlement/settlement area they cover. Following this it was possible to collate the ONS ward data to derive a settlement/settlement area population (see below table). However, a slight issue with this approach concerned the Oundle and Thrapston Wards of East Northamptonshire as these encompass a number of surrounding villages and the ONS data makes no provision for this fact. To overcome this issue, the NNJPU consulted East Northamptonshire Council for details of their in-house settlement population estimates (as based on recorded housing completions to date). Using this East Northamptonshire data, the JPU calculated the overall proportion of population each settlement provides within the wards covering Oundle and Thrapston. These proportions were then applied to the ONS ward data for Oundle and Thrapston to derive a clear distinction between these towns and their rural hinterlands and enabled a settlement/settlement areas population be derived which is consistent with ONS projections but takes account of local knowledge. This is reflected in the below population estimates for Oundle and Thrapston as well as the rural element of East Northamptonshire.

Settlement	Borough/District	Population	District Total
Corby	Corby	48,800	55,800
Corby Rural		7,000	
Kettering	Kettering	54,600	90,600
Burton Latimer		7,300	
Desborough		10,000	
Rothwell		7,500	
Kettering Rural		11,200	
Wellingborough	Wellingborough	49,600	75,700
Wellingborough Rural		26,100	
Rushden	East Northants	28,400	85,300
Higham Ferrers		8,400	
Irthlingborough		8,400	
Raunds		8,600	
Thrapston		6,200	
Oundle		5,700	
East Northants Rural		19,600	
Total	North Northants	307,400	

⁷⁰ Numbers presented have been rounded to the nearest hundred

⁷¹ Office of National Statistics - Experimental Statistics – released on October 26th 2011

<http://www.ons.gov.uk/ons/rel/sape/ward-mid-year-pop-est-eng-wales-exp/mid-2010-release/index.html>



Summary

On a cumulative basis, collating ONS mid-2010 estimates of local ward populations, North Northamptonshire is considered to have a population of 307,400. This is a decrease of 1,700 people from the position identified in the 2009 AMR (using mid-year 2008 projections). On a local authority basis, in Corby there has been zero net change recorded since this data was last reported, there has been a fall of 900 people in East Northamptonshire, Kettering has decreased by 100 people and the population of Wellingborough has fallen by 700 people. This data would suggest that in recent years North Northamptonshire has shrunk in recent years and apparently coincides with the economic downturn which has affected both jobs and housing growth locally, as highlighted throughout this AMR.