North Northamptonshire Annual Monitoring Report

December 2010

Executive Summary

This is the second 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 2009/10 and monitors the implementation of the North Northamptonshire Core Spatial Strategy (NNCSS), adopted in June 2008. It also includes the first assessment of progress with implementation of the Wellingborough Town Centre Area Action Plan, which was adopted in the monitoring year (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 Spatial Strategy; Economy and Town Centres; Housing; Environmental Quality; and Infrastructure. Most of these indicators are Core Output Indicators that planning authorities are required to monitor. The remaining indicators are drawn from the monitoring framework in the NNCSS and from the Sustainability Appraisal of the NNCSS.

As for the first joint AMR, a table of these indicators is set out below, showing whether core output and local indicators are showing a positive or negative trend. This is a similar to the system that has been adopted for the MKSM AMR and is designed to complement the sub-regional 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 comments on possible reasons for the performance against these indicators in 2009/10. 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.

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, which has led to the introduction of a Statement of Intent on Housing Targets
- 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 environmental quality indicators
- Good progress with the delivery of local infrastructure projects but continued delay with major infrastructure provision

Summary of Monitoring Indicators

Monitoring Indicator	Source	Relevant CSS Policy	Target	Performance in 2009/10	
Overall Spatial Strategy					
% of residential development at growth towns	CSS	10 / Table 5	66%	45% (504 of 1,129 total housing completions in FY2009-10)	↓
% of residential development at smaller towns	CSS	10 / Table 5	17%	28% (317 of 1,129)	↓
% of residential development at rural service centres	CSS	10 / Table 5	6%	4% (44 of 1,129)	↓
% of residential development in rural areas	CSS	10 / Table 5	11%	23% (264 of 1,129)	↓
Employment floorspace on PDL	COI BD2	9	No specific target set	82%	↓
New & converted dwellings on PDL	COI H3	9	Minimum 30% of overall housing requirement	57%	↓
Overall Spatial Strategy					
% residential development within 0.4km of bus-stop	Sustainability Appraisal of the Submission CSS	9 & 13	No specific target set	99%	↑
% residential development within 1 km of health centre	As above	9 & 13	No specific target set	65%	↑
% residential development within 2 km of sports centre	As above	9 & 13	No specific target set	58%	↓
% residential development within 0.6km of primary school	As above	9 & 13	No specific target set	68%	↑
% residential development within 1.5 km of secondary school	As above	9 & 13	No specific target set	58%	↑
Economy & Town Centres					
Net jobs growth	CSS	11	2,370 net additional jobs pa (47,400 2001-21)	4,029 net job growth 2001-09 (average of 503 jobs pa)	↓
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	COI BD1	11	No specific target set	-5,668 sq m B1 1,266 sq m B2	↓

Monitoring Indicator	Source	Relevant CSS Policy	Target	Performance in 2009/10	
by type				3,440 sq m B8 2,601 sq m mixed	
Employment land available by type	COI BD3	11	CSS job nos. translated to land requirements	Adequate land identified but issues with losses and quality of available sites	■
Total floorspace for town centre uses	COI BD4	12	No specific target set	24,880 sq m net increase	↑
Housing					
Plan period and housing targets	COI H1	7	52,100 net additional dwellings 2001-2021		■
Net additional dwellings in previous years	COI H2a	7	2001-09: 15,783 (source: CSS Table 3)	2001-09: 14,127 (10.49% shortfall)	↓
Net additional dwellings in reporting year	COI H2b	7	2009-10: 2,531	2009-10: 1,129 (55.39% 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	17	↑
Gross affordable housing completions	COI H5	15	31.7% of completions	36%	↑
Deliverable housing supply	PPS3	7	5 year supply of deliverable housing land	3.97 years	↓
Environmental Quality					
Building for Life assessment of completed housing	COI H6	13	No specific target set	0	↓
Applications granted contrary to EA advice	COI E1	13	None unless reasoned justification	0	↑
Change in areas of biodiversity importance	COI E2	13	CSS seeks increase in priority habitats and species (targets in BAP)	Additional 43.68ha designated	↑
Renewable Energy	COI E3	14	No specific target set for	17.1 MW installed	↑

Monitoring Indicator	Source	Relevant CSS Policy	Target	Performance in 2009/10	
generation			NN. CSS sets targets for residential developments	capacity	
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	0	↑
% of SSSIs in favourable or improving condition	Sustainability Appraisal of the Submission CSS	5	No specific target set	93.83%	↑
Development within 1 km of natural greenspace	Sustainability Appraisal of the Submission CSS	5	No specific target set	53%	↑
Listed Buildings at risk	Sustainability Appraisal of the Submission CSS	13	No specific target set	0.29% of Listed Buildings 'at risk'	↑
Infrastructure					
Progress on improvement of A14	CSS	6	Improvements in time not to impede rate of development	Ramp metering scheme to complete in early 2011 but widening between J7-9 to increase capacity postponed to 2015+	↓
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 between 2010-15 to enable planned levels of housing	→
Progress on delivering other infrastructure	CSS	6	Required infrastructure alongside development	Good progress with infrastructure planning. Uncertainty over funding.	→

Contents

1. Introduction

Section 13 of the Planning and Compulsory Purchase Act 2004 requires that local planning authorities keep under review the matters which may be expected to affect the development of their area, or the planning of its development. Section 35 of the Act requires local planning authorities to make an annual report to the Secretary of State which provides information on the preparation of planning documents and the extent to which policies set out in these are being achieved. This requirement is furthered through Local Planning Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004[1] and Regulation 17 of the Environmental Assessment of Plans and Programmes (SEA) Regulations 2004[2].

North Northamptonshire has been identified as part of the Milton Keynes and South Midlands growth area promoted by the Government through its Sustainable Communities Plan. The adopted North Northamptonshire Core Spatial Strategy (NNCSS) sets out where development should go and what standards it should aim to achieve. Fundamental matters established in the NNCSS include the roles and relationships between settlements and the timely provision of infrastructure to facilitate growth.

The Planning and Compulsory Purchase Act 2004 established the Local Development Framework (LDF) as the means by which local planning of the development and use of the land within an area will be undertaken. The LDF must include a Local Development Scheme (LDS) setting out the timetable for production of local development documents; a Statement of Community Involvement (SCI); and an Annual Monitoring Report (AMR).

There are two types of local development document: Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Area Action Plans are a type of DPD. Whilst DPDs are statements of local planning policy which outline how planning matters will be managed in an area; SPDs provide further detailed guidance to assist implementation. The development plan also comprises saved policies from structure and local plans that will be replaced in due course as DPDs are prepared by the local authorities.

North Northamptonshire has a Joint LDF and a fundamental part of this has now been put in place with the adoption of the NNCSS (June 2008). This document fulfils the requirement for the North Northamptonshire Joint Planning Committee to report on the progress of the NNCSS. The Joint AMR has been produced by the North Northamptonshire Joint Planning Unit (NNJPU) based on information provided by the local authorities for Corby, East Northamptonshire, Kettering and Wellingborough. It provides information and analysis at a North Northamptonshire level, including overall conclusions and recommendations for future monitoring arrangements. Appendices set out further contextual and supporting information.

This Joint AMR covers the period 1 April 2009 to 31 March 2010. Following submission to the Government Office for the East Midlands, the document will be published on the web site of the North Northamptonshire Joint Planning Unit (www.nnjpu.org.uk) as well as the websites of the constituent district authorities[3]

Key requirements for Annual Monitoring Reports

[1] http://www.opsi.gov.uk/si/si2004/20042204.htm
[2] http://www.opsi.gov.uk/SI/si2004/20041633.htm

[3] Corby Borough Council: http://www.corby.gov.uk
East Northamptonshire Council: http://www.east-northamptonshire.gov.uk
Kettering Borough Council: http://www.kettering.gov.uk
Borough Council of Wellingborough: http://www.wellingborough.gov.uk

Monitoring is essential to establish both what is happening now and what may happen in the future. It provides a crucial feedback loop in the cyclical process of policy-making and helps to address questions like:

- Are policies achieving their objectives and delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions behind the policies still relevant?
- Are the targets being achieved?

Three types of indicator are identified in government guidance on monitoring:

- **Contextual indicators** – these establish the baseline position of the wider social, environmental and economic circumstances. Contextual information is provided for individual districts/boroughs in 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. Core output indicators are analysed at a North Northamptonshire level in Part A of this report, whilst the individual authority local output indicators are included at Part B.
- **Significant effects indicators** – these assess social, economic and environmental effects and these should be linked to sustainability appraisal objectives and indicators. Significant effects indicators are covered under sections 3 to 6 of this report.

Planning Policy Statement 12 'Local Spatial Planning' (paragraph 4.47) states that core strategies must have clear arrangements for monitoring and reporting results. Annual Monitoring Reports should seek to achieve four key tasks:

- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme, including reasons where they are not being met.
- Report progress on the policies and related targets in local development documents. This includes progress against any relevant national and regional targets. Any unintended significant effects of the implementation of the policies on social, environmental and economic objectives should be highlighted. 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.
- Include progress against the core output indicators, including information on net additional dwellings, and an update of the housing trajectory.
- Indicate how infrastructure providers have performed and consider whether there is a need to reprioritise any previous assumptions made regarding infrastructure delivery.

There are a total of 16 Core Output Indicators upon which progress must be reported by every local planning authority: these cover the themes of Business Development and Town Centres; Housing; and Environmental Quality. There is some crossover between core output indicators and the 188 National Indicators that each authority has to report on a corporate basis, and some of the latter also form part of the Local Area Agreement for Northamptonshire.

Monitoring the Effectiveness of the Joint Core Strategy

The AMR reports on progress with implementing the NNCSS in 2009/10 under the following broad headings:

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

The NNCSS has now been in place for nearly two years, though this is still too early in some instances to track trends and performance. The AMR is an important mechanism for picking up any issues with the adopted monitoring framework and will inform the current review of the NNCSS.

The district level information on local indicators that was included as Part B of last year's AMR is now being published directly by the local authorities on their respective websites. The baseline report on progress with implementation of the Wellingborough Town Centre Area Action Plan is included at Appendix A.

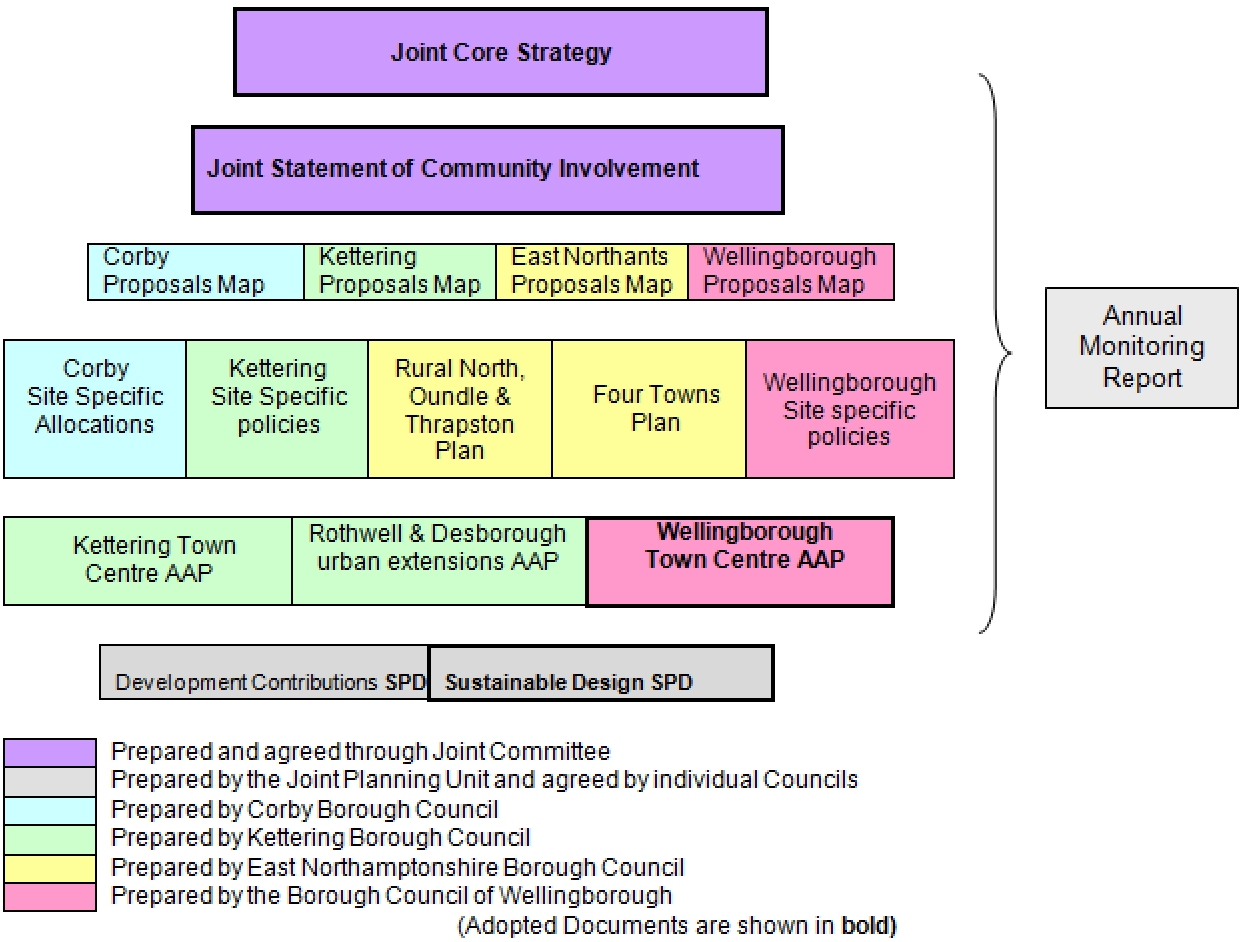
2. Local Development Scheme

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 programme 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 2026 with a long term vision to 2031.

The partner authorities are in the process of preparing Site Specific plans based on 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 2009-10 was brought into effect in September 2009, and covers the period to September 2012. Wellingborough Town Centre AAP was adopted within the 2009-10 monitoring year. In addition, Kettering Borough Council has formally withdrawn its proposed Kettering Urban Extension AAP following approval of outline planning consent on land at Kettering East. The East Northamptonshire "Rural North, Oundle and Thrapston Plan" was found 'sound' in June 2009 (with recommended changes) but has not yet been adopted.

Considerable political uncertainty in early 2010, was followed by a change of Government and impending changes to the local planning system. The effect of this has been that the planning authorities have been re-assessing both the type of Plans needed and the timetables for preparing them. A revised LDS portfolio will be submitted in early 2011; details are still awaited from Corby and Wellingborough but the update for the remaining authorities is outlined below:

Current Situation

Corby

The Corby 'Site Specific Allocations DPD' was timetabled for submission in August 2010. Delays in technical work (the Strategic Flood Risk Assessment) mean that pre-submission consultation is not now expected until the second half of 2011.

East Northamptonshire

Progress with the Rural North, Oundle and Thrapston Plan is covered above. The Council has merged its proposed remaining two Plans into a 'Four Towns Plan' and a timetable for this has recently been agreed with pre-submission consultation not now expected until May 2012, some 20 months later than its previous indicative timetable.

Kettering

The Council has recently revised its programme for the remaining three Plans in preparation; which are now running variously six months to sixteen months behind the 2009 LDS timetable. Submission of the Kettering Town Centre AAP is expected in December 2010; submission of the Rothwell and Desborough Urban Extensions AAP is expected in March 2011; and the Site Specific Proposals Plan is proposed for submission in May 2012.

Wellingborough

The Wellingborough ‘Site Specific Proposals Plan was timetabled for submission in November 2010. Due to further work being undertaken with rural parishes, a ‘preferred options’ consultation has just ended, and submission of the Plan is not now expected until at least the second half of 2011.

North Northamptonshire

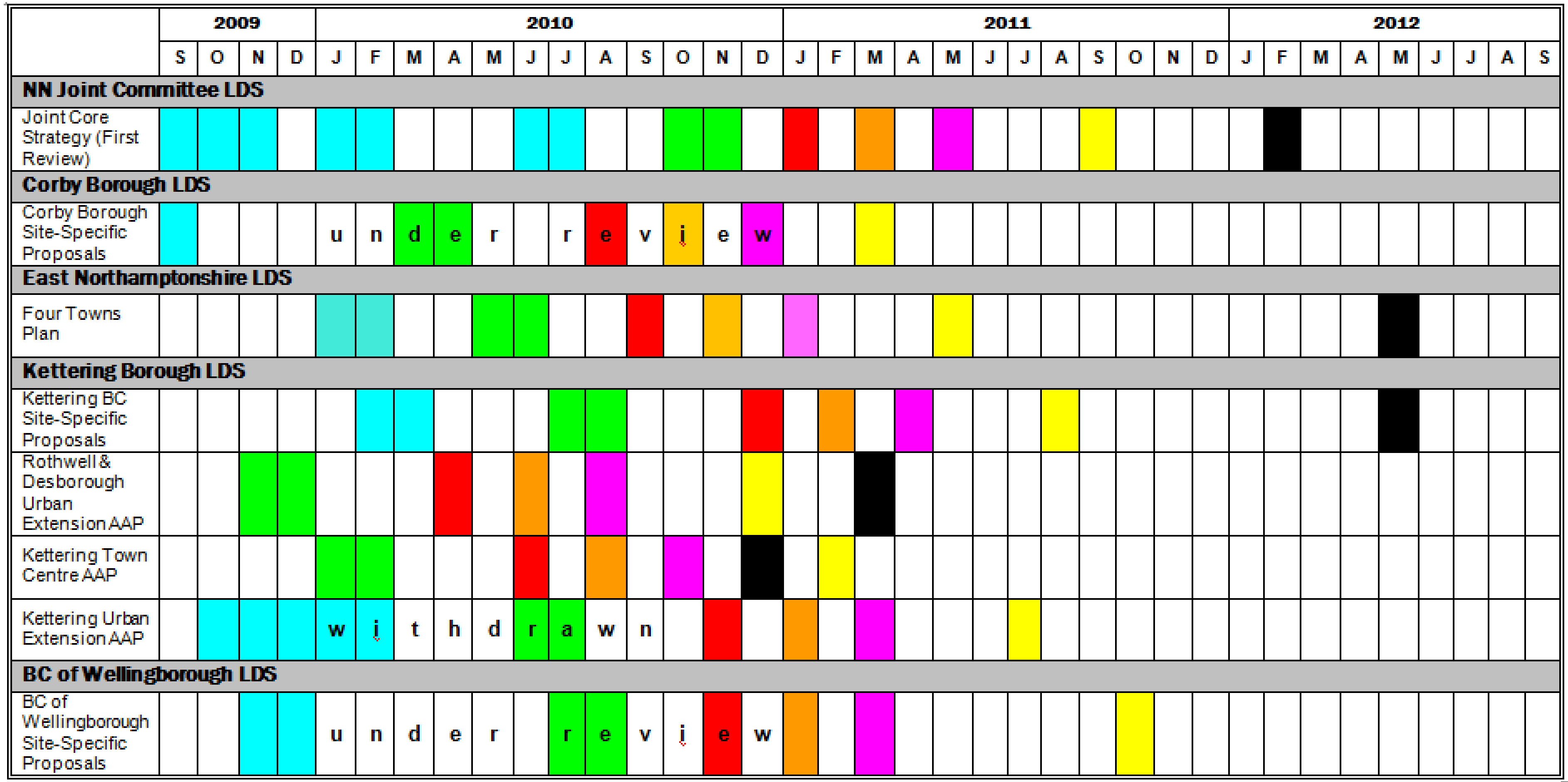
The 2009 LDS timetables submission of a revised joint core strategy in January 2011. A revised timetable has recently been agreed, which proposes submission in February 2012.

Commentary

Resource issues and political uncertainties have been at the heart of the major delays with other 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 has recently been produced in order to set out an interim position until a revised core strategy is prepared.

The failure to move forward with many of the detailed 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 below, with the latest estimated dates for submission of documents shown in black.



2009 LDS Chart with Latest Proposed Dates for submission shown in black, where known

Milestones

1*	Stakeholder and Community Involvement	3	Date for submission to Secretary of State	5	Examination hearing
2	Consultation on proposed submission plan	4	Pre-hearing meeting	6	Proposed date for adoption

3. Overall Spatial Strategy

Distribution of Housing Development

Policy 1 of the NNCSS is concerned with strengthening the network of settlements in North Northamptonshire. A key indicator of the strategy's effectiveness is the percentage of development at the main urban centres, particularly the three Growth Towns of Corby, Kettering and Wellingborough. Targets are provided in the monitoring framework of the NNCSS (Table 7, page 75) for each element of the defined settlement hierarchy. These place clear emphasis on the urban core – the growth towns and the six smaller towns – as opposed to the rural area.

The table below cross references housing completions in 2009-10 with NNCSS Policy 1 targets.

Settlement Type	NNCSS Target to 2021 (minimum values unless stated)	Net Completions in 2009-10	% of completions in 2009-10
Growth Towns (urban core)	66%	504	45%
Smaller Towns (urban core)	17%	317	28%
Rural Service Centres	6%	44	4%
Rural (villages)	11%	264	23%
Totals	**100%**	**1,129**	**100%**

From the above table, it is evident that most housing development has been directed towards the urban core. Compared to recorded performance in 2008-09, the urban core has had the same proportion of overall housing development (73%) albeit the actual number of new houses built across the area was lower in 2009-10. Further analysis highlights that overall development at the Growth Towns has fallen compared to 2008-09 and the Smaller Towns have had an increased share. The proportion of development across the Rural area has matched those levels recorded last year but again this is much higher than the adopted target whilst the three rural service centres are still not currently receiving the proportion of development aligned to their designated role and function.

Recent housing completions will be as a result of planning permissions granted prior to the adoption of the NNCSS and may in part cause the above results. However, this baseline data will be used as a reference point to inform future monitoring and inform the review of the Joint Core Strategy.

Policy 10 of the adopted Core Strategy (Distribution of Housing) outlines that new housing identified for North Northants is to be focussed at the three Growth Towns, with modest growth at the Smaller Towns and Rural Service Centres and limited development in the villages. Further to this, Table 5 (Distribution of Housing) quantifies the levels of housing development to be planned for across the area's settlements. It is against these targets that local policy performance can be assessed – see below for further information.

Distribution of Housing Development, 2001-10

In terms of overall performance to date, the following table is an update to Core Strategy Table 5, outlining where development has occurred over the first nine years of the plan (2001-10). This shows that Kettering Borough has delivered the most housing to date (4,934 dwellings) and Wellingborough the least (2,834).

The Core Strategy makes provision for 66% of the overall housing growth to be directed to the 3 Growth Towns. To date, these settlements have accommodated 6,778 dwellings, which equates to 44% of the overall growth to date.

Conversely, the Smaller Towns are planned to accommodate 9,050 additional dwellings 2001-21, or 17% of the overall total. To date, these settlements have accommodated 4,529 dwellings, or 30% of the overall growth.

The East Northants Rural Service Centres are planned to accommodate 2,850 additional dwellings to 2021 (5% of the overall growth) and have delivered 890 dwellings to date (6% of the overall growth). Finally, the rural areas of North Northants are to accommodate 5,600 dwellings to 2021 (11% of the overall growth) and have delivered 3,059 dwellings (20% of the overall growth).

What is clear from this analysis is that, to date, the Growth Towns have not accommodated the levels of development as envisaged through the adopted Core Strategy. In contrast, the Smaller Towns, Rural Service Centres and Rural Areas have all exceeded those levels envisaged through the plan.

District/Borough	**Settlement Area**	**Indicative Housing Requirement (2001-21)**	**Of Which Housing Completions 2001-10**	**Remaining CSS Requirement 2010-21**
CORBY				
Growth Town	Corby	15510	2850	12660
Rural Areas	Corby Rural (incl Little Stanion)	1290	392	898
Corby Total		**16800**	**3242**	**13558**
KETTERING				
Growth Town	Kettering (incl. Barton Seagrave)	7500	1916	5584
Smaller Towns	Burton Latimer	700	289	411
	Desborough	1940	959	981
	Rothwell	1320	433	887
Rural Areas	Kettering Rural (Incl Mawsley)	1640	1337	303
Kettering Total		**13100**	**4934**	**8166**
WELLINGBOROUGH				
Growth Town	Wellingborough	11590	2012	9578
Rural Areas	Wellingborough Rural	1210	822	388
Wellingborough Total		**12800**	**2834**	**9966**
EAST NORTHAMPTONSHIRE				
Smaller Towns	Rushden	5090	1527	2242
	Higham Ferrers		641	
	Irthlingborough		680	
Rural Service Centres	Raunds	1100	232	868
	Thrapston	1140	487	653
	Oundle	610	171	439
Rural Areas	East Northamptonshire Rural	1460	508	952
East Northamptonshire Total		**9400**	**4246**	**5154**
North Northamptonshire Total		**52100**	**15256**	**36844**

Use of Previously Developed Land

COI BD2: Total Amount of employment floorspace on PDL – by type

		B1	B2	B8	Mixed B	Total
Corby	Gross	1297	93	1938	0	**3,328**
	% on PDL	100%	100%	100%		**100%**
East Northamptonshire	Gross	815	3755	643	0	**5,213**
	% on PDL	38.5%	51.1%	100%		**55%**
Kettering	Gross	744	70	859	2601.2	**4274.2**
	% on PDL	100%	100%	100%	100%	**100%**
*Wellingborough	Gross	0	0	0	0	**0**
	% on PDL					
North Northamptonshire	Gross	2,856	3,918	3,440	2601.2	**12,815**
	% on PDL	82%	53%	100%	100%	**82%**

Cumulatively 82% of additional gross employment floorspace was developed on PDL, which is a reduction from the previous monitoring period. A lower percentage of B1 and B2 floorspace was developed on PDL, possibly reflecting operational requirements and the desire for edge of town office sites, usually developed on greenfield land. Encouragingly 100% of gross B8 floorspace was developed on PDL, an increase from 91% in the previous AMR.

COI H3 – New and Converted Dwellings on Previously Developed Land

Policy 9 of the NNCSS (Distribution & Location of Development) includes a target of 30% of the overall 52,100 housing requirement for North Northants to be provided on previously developed land and buildings (15,630 dwellings). Over the life of the plan, this equates to 782 dwellings per annum being provided on PDL. Performance across North Northamptonshire in 2009-10 is shown below:

COI H3: New and Converted Dwellings – On Previously Developed Land		
Local Authority	**2009/10**	**Totals**
Corby	Total Gross New Dwellings	373
	Total Gross New Dwellings on PDL	119
	% of Gross New Dwellings on PDL	**32%**
East Northamptonshire	Total Gross New Dwellings	211
	Total Gross New Dwellings on PDL	176
	% of Gross New Dwellings on PDL	**83%**
Kettering	Total Gross New Dwellings	395
	Total Gross New Dwellings on PDL	204
	% of Gross New Dwellings on PDL	**52%**
Wellingborough	Total Gross New Dwellings	163
	Total Gross New Dwellings on PDL	151
	% of Gross New Dwellings on PDL	**93%**
North Northamptonshire	Total Gross New Dwellings	1,142
	Total Gross New Dwellings on PDL	650
	% of Gross New Dwellings on PDL	**57%**

On a cumulative basis, 57% of all gross new dwellings have been built on PDL across North Northamptonshire. On a district basis, all local authorities exceeded this policy target in 2009/10, albeit to varying degrees. Wellingborough delivered the most new housing on PDL at 93% and Corby the least at 32%.

Accessibility – Ensuring Access to Services and Facilities from new Developments

Bus stops

Bus Stops	% of completed development within 0.4km of a bus stop
Corby	98
East Northamptonshire	99
Kettering	100
Wellingborough	99
North Northamptonshire	**99**

Nearly 100% of development in the area has been within 400 metres of a bus stop. This will help meet modal shift targets set out in the core strategy, however this indicator 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

Health Centre	% of completed development within 1km of a health centre
Corby	30
East Northamptonshire	82
Kettering	91
Wellingborough	57
North Northamptonshire	**65**

This year Kettering and East Northamptonshire had the highest percentage of completed development in the monitoring year, located within 1km of a health centre. This may be due to the dispersal of health centres in the smaller towns and rural areas. Corby has the lowest amount, mainly due to the number of completions at Oakley Vale and Little Station, both outside the 1km distance. The percentage of development in Wellingborough within 1km of a health centre has fallen this year, this is due to housing completions at the Former John Lea School site, Doddington Road, and The Cottage PH, London Road, Little Irchester.

Sports Centre

Sports Centre	% of completed development within 2km of a sports centre
Corby	78
East Northamptonshire	54
Kettering	47
Wellingborough	42
North Northamptonshire	**58**

(In this instance sports centres are those that provide court space and does not include gyms, swimming pools or private facilities)

Overall across the area, the amount of development that is within 2km of a sports centre has fallen from 65% to 58%, with the most significant decrease in Wellingborough. This is due to a greater amount of development in Little Irchester and Finedon as well as an increased amount of rural development. Corby has the highest percentage of development within 2km of a sports centre, although this is lower than last year. East Northamptonshire this year has increased the amount of development within the 2km buffer, primarily because of a new community sports facility opening in Kings Cliffe.

Primary School

Primary School	% of completed development within 0.6km of a primary school
Corby	30
East Northamptonshire	74
Kettering	98
Wellingborough	76
North Northamptonshire	**68**

The amount of development that is within 600 metres of a primary school has increased slightly for this monitoring period. Corby and East Northamptonshire has changed little, with the low figure in Corby explained by the fact that most completions were at Oakley Vale; although another primary school is planned on this site. This year Kettering has performed best, improving significantly since last year due to sites at Mawsley, Rothwell and Desborough, whilst Wellingborough has decreased as result of 20% of all of Wellingborough's completions taking place at Little Irchester and Little Harrowden, both of which just fall outside the 0.6 km distance.

Secondary School

Secondary School	% of completed development within 1.5km of a secondary school
Corby	58
East Northamptonshire	78
Kettering	47
Wellingborough	60
North Northamptonshire	**58**

The amount of development that is within 1.5km of a secondary school has increased slightly since last year, however within that there are significant variances between authorities. Kettering has improved significantly from last year, mainly because completions in Rothwell (22% of all completions) are within 1.5km of Montsaye Community College. The overall low performance in Kettering compared to other districts is due to the percentage of development focused outside the main urban area - within the urban area of Kettering, accessibility is much greater due to the dispersed nature of the secondary schools.

Wellingborough has a decreased amount of development within the buffer due to the amount of development at Little Irchester and Finedon. Corby and East Northamptonshire have not changed significantly. In Corby there is the Business Academy at Priors Hall but within the monitoring year no development has taken place in the adjoining development; it is expected in the next AMR that this figure will improve.

4. Economy and Town Centres

The NNCSS Vision embodies the principle of creating a more self sufficient area, better able to meet the needs of local people. This is borne out by Policies 8, 11 and 12, in particular, which are (respectively) about creating diversification of the economy and delivering a better jobs/worker balance; delivering 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, a more direct mechanism will be to use the monitoring of job creation. This monitoring will inform the review of the NNCSS. These reviews will need to take a reasonably long term view of the commercial property market and general economic changes, as the growth agenda will take time to build momentum. Whilst this AMR incorporates analysis of Core Output Indicators it is evident that the assessment of job creation (gains/losses) provides a more informative analysis of the economic performance in North Northamptonshire.

Employment

When monitoring employment it is important to monitor long term economic performance; however sources of information vary. Last year's AMR used 2001-2007 Annual Business Inquiry (ABI) data, as used for the Northamptonshire Strategic Employment Land Assessment (SELA).

Business Register and Employment Survey (BRES) data for 2009 has recently been released by the Office for National Statistics. Therefore, for the purposes of assessing broad employment performance in North Northamptonshire, this AMR uses ABI data from 2001 and BRES data for 2009 to assess broad trends. Please note, the NNJPU has been advised that this data is not necessarily directly comparable, so there is room for a small margin for error in the figures below. However, in terms of gauging policy performance to date, it is considered that these provide a broad direction of travel in terms of local performance regarding job creation, and therefore will be of use in the preparation of the replacement core strategy over the coming months.

The table below sets out district performance against the annualised (net) targets in Table 6 of the NNCSS.

District	NNCSS net job growth to 2021	Annualised requirement (net)	Performance 2001-9	Annualised	Annualised performance
Corby	13,580	679	-1308	-164	-843
Kettering	16,200	810	3,937	492	-318
Wellingborough	12,400	620	-2390	-299	-919
East Northamptonshire	5,220	261	3790	474	+213
North Northamptonshire	47,400	2,370	4029	503	-1,867

North Northamptonshire has to date been unable to meet the employment growth required to balance high housing targets and is significantly under-performing. There has been a net loss of jobs between 2007 and 2008-2009, and as a consequence, the annualised under-performance against targets has increased from the last AMR. The residual employment requirement is for 43,371 jobs from 2009-2021 **an annual requirement of 3614 jobs**.

The three growth towns are falling short of meeting the NNCSS requirements. Corby has experienced job losses between 2007-2009 and now requires 1240 net jobs per annum between 2009-21. Kettering is the best performing authority in terms of net jobs growth having achieved 24% of its NNCSS requirement and requires 1021 net jobs annually. Wellingborough has experienced employment decline over the period 2001-9, accentuating the existing challenge facing the district in achieving significant employment growth over the NNCSS period, now requiring 1270 net jobs per annum to meet targets.

In contrast to the three Growth towns, East-Northamptonshire has performed well in the 2001-2009 period and is the only authority with an annualised over-performance against targets. The NNCSS identified a relatively low jobs target for the district, with a net jobs growth of 119 jobs a year now required to meet targets for the rest of the plan period. Considered along with current good employment land availability in the district overall, this strong performance raises questions about the future economic potential and role of East Northamptonshire, when set in the context of the wider employment issues in North Northamptonshire.

It will be important to continue to ensure that robust information is collected to monitor job gains and losses to facilitate a clearer assessment of long term economic performance. This is difficult due to the changing ways of recording employment data, and different datasets that exist. Ongoing monitoring is particularly important given the under-performance of many North Northamptonshire authorities to date, and North Northamptonshire as a whole, and the need to assess the impact of the economic down turn.

The JPU has used Inter Departmental Business Register data for 2005 and 2009 to assess the jobs/housing balance

Position at 2009 - Population, Housing and Jobs (with % of North Northants total)				
Sector	Population[1]	Employees[2]	Dwellings[3]	Jobs:Dwellings ratio[4]
1. Corby	55,150 (18.0%)	29,053 (23.6%)	24,501 (18.1%)	1.19
2. Kettering/ Burton Latimer	65,200 (21.3%)	31,234 (25.4%)	29,757 (21.9%)	1.05
3. Wellingborough	75,650 (24.7%)	31,652 (25.7%)	33,839 (24.9%)	0.94
4. 4 Towns	57,300 (18.7%)	15,731 (12.8%)	24,920 (18.4%)	0.63
5. RNOT	27,700 (9.1%)	10,537 (8.6%)	11,706 (8.6%)	0.90
6. Desborough/ Rothwell	24,850 (8.1%)	4,729 (3.8%)	10,938 (8.1%)	0.43
Total	305,900	122,936	135,661	0.91

[1] JPU population forecasts by Edge Analytics based on ONS mid 2009 population forecasts
[2] Employee numbers are from 2009 ONS Inter Departmental Business Register (IDBR).
[3] Dwelling forecasts by Edge Analytics based on ONS mid 2009
[4] Based on 2009 dwelling stock and 2009 IDBR employees data

The balance between jobs and homes varies across the area. Corby has the highest number of jobs per home (1.19), attracting commuters from surrounding areas, including Kettering. In contrast, the 4 Towns sector of East Northamptonshire and Desborough/ Rothwell have respectively only 0.63 and 0.43 jobs per home, with many residents commuting to surrounding centres including Kettering, Wellingborough, Northampton, Bedford and Peterborough.

This position is gradually changing, with East Northamptonshire and Kettering gaining jobs since 2001, while both Corby and Wellingborough have lost jobs. Forecasts carried out to inform the adopted NNCSS (Employment Land Futures – RTP 2005) suggested that Kettering and Wellingborough are best placed to generate jobs over the long term and the Plan reflects this but also seeks significant additional jobs in Corby. It sets a relatively low jobs target for East Northamptonshire, which is well on the way to being met.

COI- 'BD1 Total Amount of Additional Employment Land- By Type'

		B1	B2	B8	Mixed B	Total
Corby	Gross	1297	93	1938	0	3,328
	Net	-6743	93	1938	0	-4442
East Northamptonshire	Gross	815	3755	643	0	5,213
	Net	815	3755	643	0	5,213
Kettering	Gross	744	70	859	2601.2	4274.2
	Net	259.84	-2582.4	859	2601.2	1137.64
Wellingborough	Gross	0	0	0	0	0
	Net	0	0	0	0	0
North Northamptonshire	Gross	2,856	3,918	3,440	2601.2	12,815
	Net	-5,668	1,266	3,440	2601.2	***1,909***

In accordance with recent trends in North Northamptonshire, most floorspace has been developed in B8 (Strategic Distribution), with a net loss in B1 land. It is evident that there has been a significant reduction in the amount of employment floorspace developed in North Northamptonshire, from the previous monitoring period. This raises questions about whether the diversification of the economy into higher value activities stated in Policy 8 of the NNCSS is being achieved.

East Northamptonshire provided the most employment land of all authorities, reflecting its relatively strong economic performance. In contrast, Wellingborough provided no additional employment land. The NNCSS requirements will require a significant step change in the economic performance of the three growth towns.

COI- 'BD3 Employment Land Available- By Type' (Hectares)

	B1 (ha)	B2 (ha)	B1/B2 (ha)	B8 (ha)	Mixed B (ha)	Total (ha)
Corby	42.6	46.1	5.8	77.6	53.4	225.5
East Northamptonshire	0	0	0	0	0	33.98
Kettering	27.3	0.0233	9.2	16.7		53.2
Wellingborough	31	0.3	0	15.7	25.4	72.4
North Northamptonshire	100.9	46.4	15	110	78.8	385

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 in order to provide choice and flexibility. The figures below set out the land requirements from the 2001 base date, and from the table above it is evident that there is a significant over supply of land in the pipeline to deliver the NNCSS requirements, once completions since 2001 are taken into account. However, the notional oversupply does not take into account the quality of the land, or future losses of employment land. The Strategic Employment Land Assessment looks at the quality and availability of sites and 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

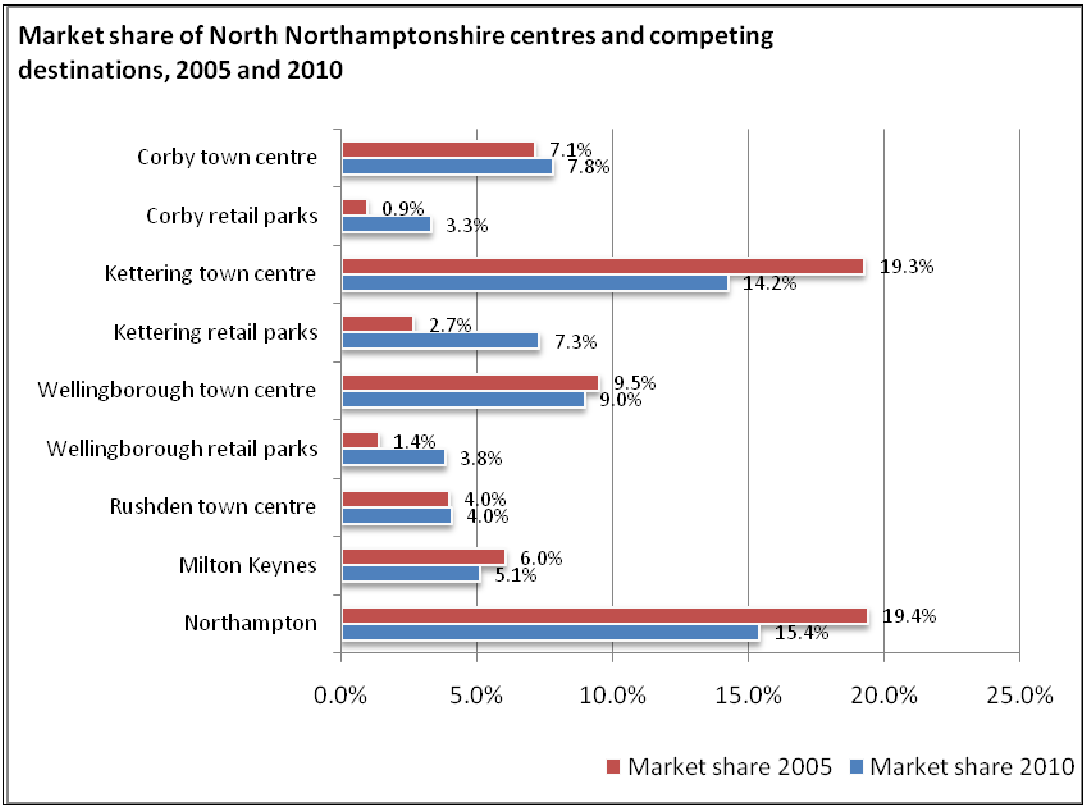
Town Centres

There has been a major development in Corby in a previous monitoring year (Willow Place) and there is a proposal for considerable future expansion. Also, the Town Centre Strategies set out extensive opportunities for Wellingborough and Kettering for the future. However, as the table below demonstrates, there has been limited town centre development in the 2009/10 monitoring period.

COI- 'BD4- Total amount of floorspace (m2) for Town Centre Uses' in North Northamptonshire

North Northamptonshire Town Centres		A1	A2	Mixed A	B1a	D2	Total
	Gross	399.5	190			6,874	7,463.5
	Net	-164.8	190			6,874	6,899.2
Total	Gross	5209			2112	17,934	25,255
	Net	4834			2112	17,934	24,880

A retail update is in preparation by Roger Tym and Partners, in order to review the Town Centre Roles and Relationships Study (2005) conclusions, to assess whether the NNCSS proposals remain valid and achievable. The following information is taken from the retail update (which will be published early in 2011).



The Retail Update shows that North Northamptonshire now retains 61.5% of comparison retail spend, an increase from 50% in 2005. This has already exceeded the 55% target in the NNCSS. However, this increased retention has been significantly driven by increased expenditure at out of centre and edge of centre retail parks. Of the three growth towns, only Corby town centre has seen an increase in expenditure.

The retention rate for convenience goods expenditure has risen from 82% in 2005 to 87.4 per cent in 2010.

Retail Rankings

The table below shows the position of the main North Northamptonshire centres in the current Management Horizons (MHE) Index and the preceding Javelin Venuescore and MHE. The indexes are largely based on national retailer representation and the presence of large 'anchor' stores and retailers.

Centre	MHE Index 2008			Venue Score Index 2006	Previous MHE Indexes		Change in rank 2003/04-2008
	Location grade	Rank	Fashion market position	Rank	2000/ 01 Index Rank	2003/04 Index Rank	
Established centres							
Kettering	Sub-Regional	183	Middle	154	187	171	-12
Corby*	District	399	Value	364	259	344	-55
Wellingborough	District	399	Lower	408	282	360	-3
Rushden	District	505	Value	516	644	502	-
Desborough	Minor Local	2,356	-	-	-	-	-
Burton Latimer	Minor Local	2,608	-	-	-	-	-
Oundle	Minor Local	2,980	-	-	-	-	-
Thrapston	Minor Local	3,575	-	-	-	-	-
Higham Ferrers	Minor Local	3,870	-	-	-	-	-
Raunds	Minor Local	3,870	-	-	-	-	-
Rothwell	Minor Local	3,870	-	-	-	-	-
Out-of-centre retail destinations							
Kettering Business Park**	Local	1,247	Middle	1,427	-	1,194	-53
Victoria Retail Park, Wellingborough	Local	1,290	Middle	1,528	-	1,449	+159
Phoenix Retail Park, Corby	Local	1,290	Lower	1,173	-	1,063	-227
Northfield Avenue, Kettering	Minor Local	2,467	-	-	-	-	-
Oasis Retail Park, Corby town centre	Minor Local	2,988	Lower	-	-	-	-
Nearby centres							
Leicester	Major Regional	14	Middle	14	11	10	-4
Milton Keynes	Major Regional	30	Middle	34	55	29	-1
Peterborough	Major Regional	43	Middle	51	42	46	+3
Northampton	Major Regional	43	Middle	51	37	43	No change
Stamford	Major District	361	Middle	352	343	360	1
Weston Favell	District	477	Middle	435	484	565	+88

**Corby's rank does not include the Willow Place Phase 1 development as the centre survey pre-dates the opening of this. The MHE Index also ranks the Oasis Retail Park in Corby town centre separately.*
*** also known as Kettering Retail Park.*

Kettering remains the highest ranked centre in North Northamptonshire. Kettering's retail offer is classed as that of a fourth-tier 'Sub-regional' centre, suggesting a strong national retailer presence serving a wide catchment. It would appear that the ranking has remained largely unchanged; however the town's position improved in 2006, but has subsequently declined in 2008. This suggests that the town may be losing out as similarly ranked centres make advantages in their retail offer.

Corby and Wellingborough are equally ranked at 399^{th} position in the current index and both have seen a decline in position. Both are classified as sixth tier 'District' level centres. Corby's decline is surprising given the recent completion of the Willow Place shopping development; however it is understood that the ranking was completed before the development was completed. The Willow Place development should assist Corby in improving its fashion retail offer from 'value', to which the current offer (i.e. outside of Willow Place) is geared.

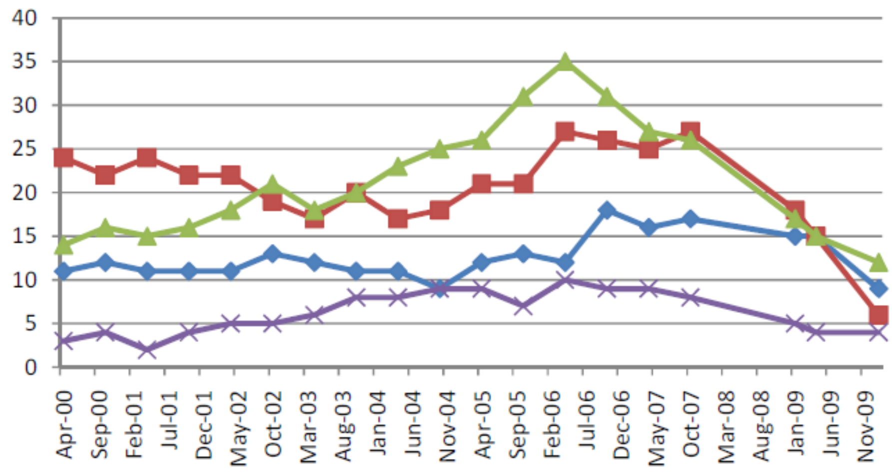
Wellingborough has not witnessed any comparable level of new retail development, and therefore is showing a decline in the rankings as other centres improve their offer. Wellingborough's fashion offer is similarly limited towards the 'lower' end of the market, with a lack of middle and higher-order fashion retailers present in the town.

Rushden is the fourth highest ranked centre and also classed as a sixth tier 'District' centre, although it is ranked significantly lower in the Index than the others. Of the remaining centres in North Northamptonshire, all are classed as ninth-tier 'Minor Local' centres and can be considered as having a similar retail offer. Desborough is the highest ranking followed by Burton Latimer and Oundle. Three retail parks- Kettering Business Park, Phoenix Retail Park in Corby and Victoria Retail park in Wellingborough have a retail offer equivalent to a 'local centre' and are ranked between 1,247th and 1,290th position.

Retailer Requirements

The table below shows the number of published retailer requirements for the four main town centres. Historical retailer requirements are a useful indicator of levels of demand for premises in the town centres and how this has changed. It should be noted that the number of requirements are significantly influenced by the availability of quality, modern retail floorspace. Therefore if new developments come forward in a town centre, the number of requirements generally increases accordingly.

Retailer Requirements 2000-2010



	Apr-00	Oct-00	Apr-01	Oct-01	Apr-02	Oct-02	Apr-03	Oct-03	Apr-04	Oct-04	Apr-05	Oct-05	Apr-06	Oct-06	Apr-07	Oct-07	Jan-09	Apr-09	Jan-10
Corby	11	12	11	11	11	13	12	11	11	9	12	13	12	18	16	17	15	15	9
Kettering	24	22	24	22	22	19	17	20	17	18	21	21	27	26	25	27	18	15	6
Wellingborough	14	16	15	16	18	21	18	20	23	25	26	31	35	31	27	26	17	15	12
Rushden	3	4	2	4	5	5	6	8	8	9	9	7	10	9	9	8	5	4	4

FOCUS commercial property database

The table shows the historic numbers of retail requirements for Corby, Kettering, Wellingborough and Rushden since 2000 and demonstrates the extent to which these have substantially reduced since the economic downturn. Requirements for all four centres showed a noticeable decrease between October 2007 and January 2009. The reduction in requirements has particularly apparent in Kettering and in all centres except Rushden, the number of requirements is currently at a historic low for the last ten years. The reduction in retailer requirements in Corby can be explained by the completion of Willow Place.

5. Housing

COI H1 – Plan Period Housing Targets				
Local Planning Authority	**Start of Plan Period**	**End of Plan Period**	**Total Housing Requirement**	**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**	

The housing targets for North Northamptonshire, as shown above, reflect its identification as part of the Milton Keynes South Midlands (MKSM) Growth Area. These targets represent a step-change in the rate of housing development in the area and were recognised as extremely challenging even in a strong housing market.

The above targets are enshrined in North Northamptonshire's development plan through the adopted Core Strategy (June 2008). However, it is the Government's stated intention to revoke the regional spatial strategy, and its associated housing targets, and it has indicated that authorities wishing to review housing targets "should quickly signal their intention to undertake an early review so that communities and land owners know where they stand" (letter from Chief Planner, 6th July 2010). Further to this, through the review of the Joint Core Strategy (JCS), it is the NNJPU's intention to plan for lower levels of housing growth than proposed in the regional spatial strategy and, until the review of the JCS is completed, the adopted housing targets above, will need to be delivered over a longer timescale. This is considered a pragmatic approach considering the stated intentions of Government as well as the impacts of the economic recession on the housing market and infrastructure provision (for example, the A14 improvements between Junctions 7-9 will now not be delivered before 2015).

However, for the purposes of this AMR, the housing figures outlined in table COI H1 remain those of the adopted development plan for North Northamptonshire and are the targets against which the performance of local planning policy is to be monitored.

COI H2(a): Net additional dwellings – in previous years COI H2 (b): Net additional dwellings for the reporting year										
Local Planning Authority	**2001/02 (a)**	**2002/03 (a)**	**2003/04 (a)**	**2004/05 (a)**	**2005/06 (a)**	**2006/07 (a)**	**2007/08 (a)**	**2008/09 (a)**	**2009/10 (b)**	**Total**
Corby	96	184	422	293	369	573	457	476	372	3,242
East Northamptonshire	467	606	482	609	661	504	536	170	211	4,246
Kettering	572	572	572	572	572	572	685	422	395	4,934
Wellingborough	306	175	280	415	345	392	475	295	151	2,834
North Northamptonshire Total	**1,441**	**1,537**	**1,756**	**1,889**	**1,947**	**2,041**	**2,153**	**1,363**	**1,129**	**15,256**
Cumulative Total	**1,441**	**2,978**	**4,734**	**6,623**	**8,570**	**10,611**	**12,764**	**14,127**	**15,256**	

As highlighted in Table COI H2 above, there have been 14,127 net additional dwellings built across North Northamptonshire between 2001-09. When dwellings built in the reporting year (2009-10) are factored in (1,129), this figure increases to 15,256 dwellings built 2001-10, equating to 29% of the overall plan target of 52,100 dwellings (2001-21).

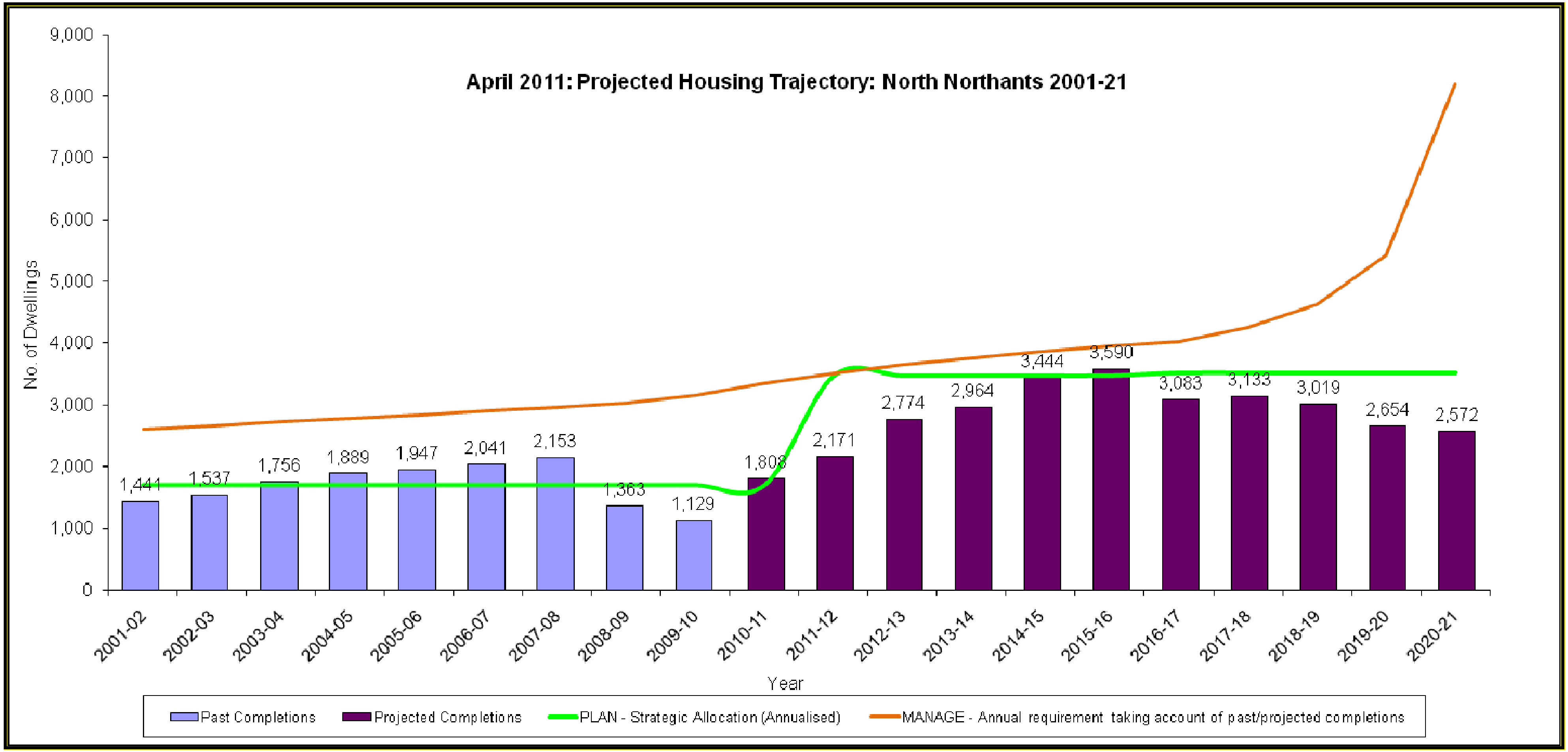
Levels of housing completions across North Northants have dropped markedly over recent years. Up until 2008-09, momentum was building well until the onset of the current economic recession. From a low base of 1,441 net additional dwellings in 2001/02, completions in North Northamptonshire rose steadily to 2,153 dwellings in 2007/08 – an increase of 49%. However, the impacts of the recession saw completions fall to just 1,363 net additional dwellings in 2008/09 (a 37% drop compared to 2007-08 figures) and levels of local house building have fallen further still in the reporting year to 1,129 dwellings – the lowest figure recorded over the first nine years of the plan and a 48% drop compared to the pre-recession high of 2,153 dwellings in 2007-08.

Evidence from the local house building industry indicates that the current recession has challenged the viability of development sites, both in terms of outright profitability and cash flow. This has led to build rates being reduced dramatically to match sales output and, in some cases, to sites being mothballed. These factors have been exacerbated by the number of mortgage approvals for house buyers falling over the course of the last year, suggesting house sales will stagnate for the immediate future. It has also been noted that the both house builders and local authorities are awaiting further details of the changing planning environment and the impact this may ultimately have on the preparation of development plan documents.

It is likely that with the above changes, it is unlikely that the current development plan targets to 2021 can be met, and it is the review of the Core Strategy which will be the vehicle to test future housing options. Nevertheless, for the purpose of this AMR, Core Output Indicators H2c – Net Additional Dwellings in Future Years and H2d – Managed Delivery Target have been prepared on the basis of the existing Core Strategy targets (as the current development plan) and are as presented below:

COI H2 (c): Net Additional Dwellings in Future Years
COI H2 (d): Managed Delivery Target

COI		2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	**Totals**
YEARS OF OPERATION:		REPORTING YEAR	CURRENT YEAR	1	2	3	4	5						
H2 (c)	Net additions	1,129	1,808	2,171	2,774	2,964	3,444	3,590	3,083	3,133	3,019	2,654	2,572	**32,341**
	Hectares	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Target	1,706	1,706	3,479	3,479	3,479	3,479	3,479	3,528	3,528	3,528	3,528	3,528	40,154
H2 (d)	Manage	3,164	3,349	3,504	3,652	3,761	3,875	3,947	4,019	4,253	4,626	5,429	8,204	



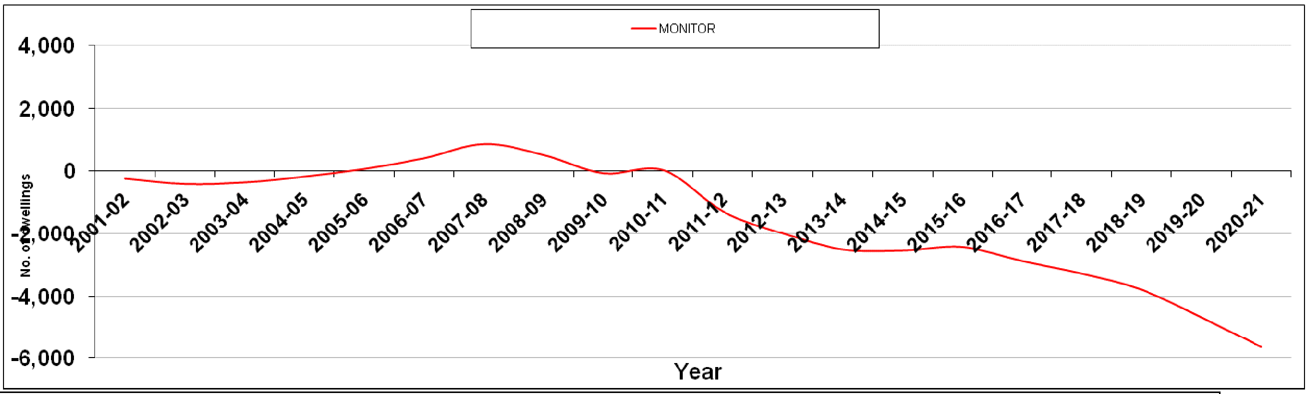
- The above Housing trajectory has been prepared as based upon the site schedules for the four local authorities as presented as an Appendix to this AMR, and has been used to inform the preceding table.

The Housing Trajectory is a forward planning tool which is designed to support the plan, monitor and manage approach to housing delivery by monitoring both past and projected completions across a period of time. This has been prepared in line with CLG guidance and aims to show performance of past and projected housing delivery against the planned rates as set in the Core Strategy. Actual dwelling completions for North Northants up to 2009/10 are shown as light bars, with forecast completions to 2021 shown as dark bars.

Preparation of a plausible housing trajectory is difficult given the current recession. However, the above trajectory reflects the current situation, and identifies that North Northamptonshire will not be able to deliver the planned rates of growth (52,100 dwellings) to 2021. This is in part due to a lack of provision against targets in the first nine years of the plan, together with the economic recession on the housing market and infrastructure provision making identified sites unviable for development. Furthermore, as identified, mortgage approvals have fallen in recent years, making it increasingly difficult for buyers, particularly first time, to enter the market.

The green 'PLAN' line in the housing trajectory shows the NNCSS Table 3 (Average Annual Housing Provision Rates 2001-21) as adjusted to 'catch-up' on under provision in housing delivery in the first nine years of the plan. It shows the actual number of completions needed per annum to meet the strategic housing total of 52,100 dwellings for the area. This shows that North Northamptonshire will need to deliver, on average, over 3,300 dwellings per annum for the remainder of the plan period - a major challenge given the previous highest annual rate of completions in the area was just 2,153 dwellings during an economically buoyant time (2007/08).

The red 'MONITOR' line below shows how many dwellings above or below the planned rate (PLAN line) of development the housing trajectory is at any point in time. Through assessment of sites in the current trajectory for North Northants, the below shows that cumulatively, the local authorities do not anticipate meeting their Core Strategy targets to 2021, with the area falling short at 46,468 dwellings against the 52,100 target (a shortfall of 5,632 dwellings). This arises from the fact that all districts, with the exception of Kettering Borough, are unable to identify enough provision to deliver against their planned targets over this timescale.



COI H4: Net additional pitches (Gypsy and Traveller)			
Local Planning Authority	**Permanent**	**Transit**	**Total**
Corby	14	0	**14**
East Northamptonshire	0	0	**0**
Kettering	0	0	**0**
Wellingborough	3	0	**3**
North Northamptonshire Total	**17**	**0**	**17**

Policy 17 of the NNCSS seeks the provision of pitches for gypsies, travellers and travelling show people in line with Government Policy. In accordance with this requirement, the *Gypsy and Traveller*

Accommodation Assessment in Northamptonshire study was produced in March 2008 to identify the housing needs of Gypsies and Travellers locally. This assessment identified the need for an additional 41 residential pitches, 10 transit pitches and 6 pitches for travelling showpeople families across North Northamptonshire between from 2007 – 2017.

As the above table highlights, additional pitches were provided in the monitoring period within both Wellingborough and Corby Boroughs. As the Gypsy and Traveller study identifies, Corby has a requirement for 17 permanent pitches to 2017 and delivered 14 of these in 2009/10. Government funding has been secured to provide an additional 4 permanent pitches as an extension to one of the Borough's existing sites, which puts Corby on track to fulfil its requirement.

There were also an additional 3 permanent pitches delivered within the Borough of Wellingborough in 2009/10. Wellingborough was the only local authority to deliver any such pitches in the previous monitoring year (2008/09) with 6 permanent pitches delivered, therefore its remaining provision 2010-17 is reduced accordingly.

COI H5 – Gross Affordable Housing Completions						
Local Authority	Gross Affordable Housing Completions 2009-10			Total Gross Affordable Housing Completions 2009-10	Total Gross Housing Completions 2009-10	% of Gross Housing Supply which is affordable
	Social Rented	Intermediate	Other			
Corby	51	18	0	**69**	373	18%
East Northamptonshire	109	11	0	**120**	246	49%
Kettering	96	10	54	**160**	395	41%
Wellingborough	66	53	0	**119**		
	43	27	0	**70**	163	50%
North Northamptonshire Total	**322**	**92**	**54**	**468**	**1,177**	**40%**
Adjusted for Wellingborough				**419**	**1,177**	**36%**

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 upon 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 897 out of the 2,531 annual dwellings target set for 2006-11.

In 2009-10, a total of 1,177 gross new dwellings were completed in North Northamptonshire. As the above table shows, the provision of affordable homes over this period has been significant, amounting to 468, or 40% of the overall gross housing supply.

This overall affordable housing figure (468) is actually greater than that recorded for 2008-09 (453), albeit its proportion of the overall gross housing supply is down owing to fewer completions being recorded in 2009-10 compared to the previous year. This total does however include a higher figure for Wellingborough than that counted as housing completions. This is because the figure of 119 affordable completions is that counted by Wellingborough's Housing Strategy, where a dwelling is considered complete on handover to the RSL.

Although it is the figure that was returned in the HSSA, it does include a significant number of dwellings that were counted by Planning Policy as complete in previous years. Therefore a second line is given for Wellingborough which shows the numbers of those completions *counted by Planning Policy during 2009-10* which are affordable. This helps to give a more realistic percentage of 50%. The effect of this adjustment on the overall North Northamptonshire total is also shown, giving an overall average of 36%.

Despite this, it would suggest that the noted trend from last year's AMR has maintained in that rates of affordable housing delivery have held up relatively well in the recession compared to the reduction in private house building. As previously acknowledged, such levels of delivery may be difficult to maintain if the housing market does not recover quickly as much affordable housing delivery is facilitated through s106 agreements on private developments.

Deliverable Housing Supply

Planning Policy Statement 3 (PPS3) requires planning authorities to identify a rolling supply of deliverable housing sites sufficient to meet 5 years worth of development plan housing targets. This is difficult to address in an area such as North Northamptonshire where a significant step change in levels of housing delivery have been identified, but even more challenging at a time when the economy is in recession and few housing developments are viable.

Through the Core Strategy, the North Northamptonshire planning authorities have a clear development strategy in place. The NNJPU will support its partner planning authorities in ensuring that housing developments accord with the NNCSS, including its overall spatial strategy, design quality and infrastructure requirements.

Housing Land Supply: Years to be covered through assessment

This Annual Monitoring Report covers the year 1st April 2009 to 31st March 2010 and most Core Output Indicators are reported as at March 2010. However, Government guidance (Core Output Indicators – 2/2008, July 2008) is clear that AMRs should provide a forward looking assessment of deliverable housing sites over a five year period. The following analysis of the local housing land supply situation therefore relates to the five year period from April 2011 to March 2016. This is a forecast position based upon the best information currently available.

Looking forward from 1st April 2011 necessitates that, in addition to recorded completions between 2001/2 and 2009/10, a projection is made of the number of additional homes that will be built in the current (2010/11) year. Together, this will determine the residual number of homes required to meet Core Spatial Strategy targets to 2021.

Five Year Supply Requirements: 2011/12 – 2015/16

The NNCSS is the basis for identifying housing requirements for the period 2011/12 to 2015/16. This section looks at the overall housing requirement for North Northamptonshire and Appendix C provides the district detail.

Table 3 of the NNCSS shows the average annual housing provision rates for the four districts. This forecast that North Northamptonshire would deliver a total of 18,314 dwellings between 2001/02 and 2009/10. However, cumulatively, the local authorities have reported an actual delivery figure of 15,256 dwellings – an undersupply of 3,058 dwellings against NNCSS targets.

The housing trajectories compiled by the local authorities indicate that the rate of housebuilding will increase in 2010/11, with 1,808 dwellings likely to be completed against the NNCSS target of 2,531 (a forecast shortfall of 723); this is despite an anticipated uplift in building activity associated with the effects of 'Kickstart' funding in Corby Borough. This estimate has been provided by the district and borough councils on the basis of local knowledge, including building control completions data and information compiled on planning approvals. It should be noted this is an estimated figure and final completions for 2010-11 will not be known until after April 2011 and could differ from the estimates made in this AMR.

Local Planning Authority	Projected Housing completions in 2010/11
Corby	1,003
East Northamptonshire	285
Kettering	367
Wellingborough	153
Total projected completions for North Northamptonshire 2010/11	**1,808**

The forecast shortfall in housing provision in the period 2001/02 to 2010/11 amounts to **3,781** dwellings (3,058 shortfall 2001-10 + 723 shortfall 2010-11). Given the current economic climate and the likelihood of a slow recovery, it is clear that this shortfall will not be made up by 2021. In response to this situation, the Joint Planning Committee has agreed a Statement of Intent on Housing Targets which outlines how housing requirements for North Northamptonshire will be assessed through the review of the NNCSS and how existing adopted requirements should be treated in the interim period.

The Interim Statement is being treated as a material consideration for the purpose of calculating a deliverable five year housing supply. As far as this monitoring period is concerned however, the five year supply calculations need to be based on the adopted NNCSS provisions. For the purpose of calculating five year supply requirements, a minimal adjustment has been made to the phasing of housing requirements in Table 3 of the NNCSS in order to catch up on undersupply to date. This has been undertaken as shown in the district tables in Appendix C by spreading the revised residual housing requirement across the remaining plan period in the same proportions as the original housing requirements.

This approach gives a total **five year requirement of 17,395** dwellings (3,479 dwellings per annum) for North Northamptonshire. It is considered that this approach ensures consistency with the adopted Core Strategy in that the overall proportion of development is maintained in terms of the remaining balance, albeit the actual year on year targets are revised.

Housing Supply at 1st April 2011

For the purposes of the gauging future housing supply, the NNJPU, considers that potential sites to meet the 5 year requirements can include sites that:

- are allocated for housing in the development plan
- have planning permission (outline or a full planning permission that has not been implemented)
- specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five year period; or
- are subject to S106 agreement

North Northamptonshire: Forecast Housing Supply at April 2011

As previously stated, the five year housing requirement for North Northamptonshire for 2011/12 to 2015/16 is 17,395 dwellings. The estimated supply of deliverable housing sites at April 2011 is forecast to be 13,846 dwellings. This represents an o**verall housing supply of 3.97 years for North Northamptonshire** (see table below) - a figure which does not satisfy the requirement of Policy 7 of the NNCSS. The supply of deliverable sites does, however, vary across the districts and this is detailed further in Appendix C

North Northamptonshire: Five Year Housing Supply Position 2011-16	
(a) NNCSS Requirement 2001-2021	52,100
(b) NNCSS Requirement 2001-2011	20,845
(c) Housing Completions 2001-2010	15,256
(d) Projected housing completions 2010-11	1,808
(e) Shortfall 2001-11 (b-(c+d))	3,781
(f) Residual Amount 2011-21 (a-(c+d)	35,036
(g) Five Year Housing Requirement 2011-16	17,395
(h) Estimated Five Year Housing Supply 2011-16 as at April 2011	13,846
(i) Estimated Number of Years' Supply ((h/g) x 5)	**3.97**

The estimated five year housing supply position for North Northamptonshire at April 2011 is as per below:

Component	**Total Dwellings**
Allocated for housing in the development plan	2,541
Saved Local Plan Allocations	315
Emergent DPD Sites	1,520
Outline Planning Permission	831
Full Planning Permission	1,012
Unspecified Planning Permissions*	3,947
Sites with a resolution to grant planning permission subject to S106 agreement	1,672
Reserved Matters Applications	220
Longer Term Sites	473
Specific, unallocated Brownfield sites	1,315
Total	**13,846**

* Corby and Wellingborough have not specified whether their outstanding permissions are in outline or detail/reserved matters

Review of the Joint Core Strategy

As identified, on a cumulative basis, North Northamptonshire is not able to deliver the levels of housing identified through the existing Core Strategy to 2021. This reflects a shortfall in rates of housing delivery over the first nine years of the plan and also the impacts of the economic recession on the housing market and provision of infrastructure. The adopted core strategy (and housing targets within) remains the key part of the development plan, albeit it is now likely to be delivered over a longer timescale through a review of the NNCSS.

The government has advised its intention to abolish regional housing targets in due course, leaving it to local authorities to decide and justify how much new housing should be built in their areas. The NNJPU is responding to these changes and considering, through the Core Strategy review, the level of housing growth that is appropriate over and above existing commitments (or if commitments are not considered deliverable) for the area. However, the evidence base supporting the regional targets remains valid and is therefore a material consideration in reviewing housing targets to 2031, including data produced with regards to population forecasting and economic viability.

The National Housing and Planning Advice Unit (NHPAU) is of the opinion that mortgage lending will be constrained to 2015 (as demand for mortgage products will not be satisfied by supply) before lenders are able to fully match demand from 2016 onwards[4]. The NNJPU considers this advice is significant in the context of planning for future levels of housing growth across the area and has factored these patterns of lending into alternative development trajectories. A number of proposed trajectories were produced to inform the Joint Planning Committee on 22nd September 2010 and a Statement of Intent on Housing Targets for North Northamptonshire was agreed by the Joint Committee on 7th December 2010.

These trajectories have been produced to cover a range of development scenarios across each local authority area whereby existing Core Strategy housing targets are stretched over a longer timescale. These trajectories all assume a straight line, year on year increase in housing delivery to 2021, as mortgage availability increases over time and the economic situation of the UK improves, with rates 'flattening out' post 2021 as the market matures.

In respect of responses received to these proposed development trajectories, Corby Borough is now looking to deliver of its 16,800 core strategy housing allocation by 2026; East Northamptonshire by 2028; Kettering Borough by 2026, with a continued rate of development thereafter for all these authorities to 2031. The Borough Council of Wellingborough is of the view that it will not attain its NNCSS targets before 2031. In total, these revised rates of development would equate to **62,380** dwellings 2011-2031 – a reduction of 17,670 dwellings compared to the levels proposed in the regional plan over the same period.

The Statement of Intent on Housing Targets contains alternative delivery trajectories against which five year supply assessments may be undertaken. Although recognising that the NNCSS remains the adopted development plan for the area, the Statement sets out the local direction of travel with regards to its review, to assist infrastructure providers and developers. This approach is a pragmatic response to current market conditions, proceeding with growth and infrastructure provision under a planned approach but at a slower pace. This allows the planning authorities to maintain a 5 year supply of deliverable housing land against realistic targets; reducing pressures to permit additional sites that are not in line with the spatial vision as set out in the NNCSS.

---

[4] NHPAU (2009) *Technical Appendix to More Homes for More People: advice to Minsters on housing levels to be considered in regional plans*. Para 25 [Online] Available from: http://www.communities.gov.uk/nhpau/keypublications/research/morehomesappendix/

The proposed rates of development for each local authority, 2011-31, following the approach outlined above, are as follows, with 2010-11 estimated completions[5] set out for context:

Year	Corby	East Northants	Kettering	Wellingborough	North Northamptonshire
2010-11	420	225	410	191	**1,246**
2011-12	**483**	**239**	**424**	**227**	**1,373**
2012-13	**545**	**253**	**439**	**263**	**1,500**
2013-14	**607**	**268**	**454**	**299**	***1,627**
2014-15	**669**	**282**	**468**	**335**	**1,754**
2015-16	**732**	**296**	**483**	**371**	***1,881**
2016-17	794	310	497	407	**2,008**
2017-18	856	324	512	443	**2,135**
2018-19	918	338	527	479	**2,262**
2019-20	981	352	541	515	**2,389**
2020-21	1,043	367	556	551	**2,517**
2021-22	1,105	380	571	588	**2,644**
2022-23	1,105	380	571	588	**2,644**
2023-24	1,105	380	571	588	**2,644**
2024-25	1,105	380	571	588	**2,644**
2025-26	1,105	380	571	588	**2,644**
2026-27	1,105	380	571	588	**2,644**
2027-28	1,105	380	571	588	**2,644**
2028-29	1,105	380	571	588	**2,644**
2029-30	1,105	380	571	588	**2,644**
2030-31	1,105	380	571	588	**2,644**
Totals	**22,325**	**11,300**	**15,955**	**12,800**	**62,380**

*Please note, these numbers do not tally exactly due to rounding

On the basis of the above table, the subsequent five year requirement for each local authority, 2011-16 would be as follows:

Local Authority	**Five Year Requirement 2011-16**
Corby	3,036
East Northamptonshire	1,338
Kettering	2,268
Wellingborough	1,495
North Northamptonshire Total	**8,137**[6]

This approach would mean that North Northamptonshire has a cumulative five year requirement of 8,137 dwellings, 2011-16. In terms of the supply already identified in the preceding analysis against Core Strategy targets (**13,846** dwellings), this would equate to **8.51** years supply for North Northamptonshire, based upon the following analysis at local authority level:

[5] The 2010-11 figures above differ from the projected development rates identified earlier (1,808 total for North Northamptonshire) on the basis that, consistent with NHPAU advice issued in 2009, mortgage lending will be constrained over the coming years, and so only a minimal change in housing completions have been envisaged for the current year to ensure current market conditions are adequately reflected.

[6] **Note**: This number may not tally exactly with the preceding table due to rounding

North Northamptonshire: Forecast Housing Supply at April 2011

Component	**Total Dwellings**
Allocated for housing in the development plan	2,541
Saved Local Plan Allocations	315
Emergent DPD Sites	1,520
Outline Planning Permission	831
Full Planning Permission	1,012
Unspecified Planning Permissions	3,947
Sites with a resolution to grant planning permission subject to S106 agreement	1,672
Reserved Matters Applications	220
Longer Term Sites	473
Specific, unallocated Brownfield sites	1,315
Total	**13,846**

(a) Identified housing supply (2011-16):	**13,846** dwellings
(b) Required housing supply (2011-16):	**8,137** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**13,846**) / Required housing supply (**8,137**) = 1.702% 1.702% x 5 Years = 8.51 Years Supply	**8.51** Years Supply 2011-16

Corby Borough Council: Forecast Housing Supply at April 2011

Component	**Total Dwellings**
Allocated for housing in the development Plan	291*
Outstanding Planning Permissions:	3,386*
Sites with a resolution to grant planning permission subject to S106 agreement	519*
Specific, Unallocated Brownfield sites	470*
Total	**4,666**[7]

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

(a) Identified housing supply (2011-16):	**4,666** dwellings
(b) Required housing supply (2011-16):	**3,036** dwellings
Years of deliverable housing land (a) / (b) x 5 years Identified housing supply (**4,666**) / Required housing supply (**3,036**) = 1.537% 1.537% x 5 Years = 7.68 Years Supply	**7.68** Years Supply 2011-16

[7] In the Corby Borough Housing Trajectory (December 2010), the sum of sites identified in five years is 4,814 dwellings. However, x2 of these sites are Greenfield which do not accord with the principles of PPS3 (Oakley Vale Science Park – 110 dwellings and 982 Larratt Road – 38 dwellings). As such, Corby Borough has requested these sites be removed from their five year supply (148 dwellings), so the new five year supply total used for Corby Borough is 4,666 (4,814 – 148)

East Northamptonshire District: Forecast Housing Supply at April 2011

Component	**Total Dwellings**
Outline Planning Permission:	228*
Full Planning Permission	440*
Reserved Matters applications:	220*
Emergent DPD Sites	755
Sites with a resolution to grant planning permission subject to S106 agreement	125
Longer-term sites	473
Saved Local Plan Allocations	315
Specific, unallocated brownfield sites	201*
Total	**2,757***

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

(a) Identified housing supply (2011-16):	**2,757** dwellings
(b) Required housing supply (2011-16):	**1,338** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**2,757**) / Required housing supply (**1,338**) = 2.061% 2.061% x 5 Years = 10.30 Years Supply	**10.30** Years Supply 2011-16

Kettering Borough Council: Forecast Housing Supply at April 2011

Component	**Total Dwellings**
Allocated for housing in the development Plan	1,650*
Outline Planning Permission:	603*
Full Planning Permission	572*
Sites with a resolution to grant p/p subject to S106 agreement	1028*
Sites under construction	0*
Specific, unallocated brownfield sites	644*
Total	**4,497**[8]

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

(a) Identified housing supply (2011-16):	**4,497** dwellings
(b) Required housing supply (2011-16):	**2,268** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**4,497**) / Required housing supply (**2,268**) = 1.983% 1.983% x 5 Years = 9.91 Years Supply	**9.91** Years Supply 2011-16

[8] In the Kettering Borough Housing Trajectory (December 2010), the sum of sites identified in five years is 5,446 dwellings. A number of these sites are Greenfield, which do not accord with the principles of PPS3 and, although the Council consider there is a reasonable prospect of housing being delivered on site within the next five years, they are not included in the assessment of supply by virtue of their categorisation as SHLAA 'Category 2 and 3' sites. Additionally, remaining sites are draft DPD housing allocations which the Council do not wish to be assessed. This has the effect of reducing the overall housing supply by 949 dwellings from 5,446 to 4,497 as identified above.

Borough Council of Wellingborough: Forecast Housing Supply at April 2011

Component	Total Dwellings
Allocated for housing in the development Plan®	600
Planning Permission April 10	561
Emergent DPD Sites	765
Total	**1,926**

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

® This includes Town Centre Area Action Plan allocations (200 dwellings).

(a) Identified housing supply (2011-16):	**1,926** dwellings
(b) Required housing supply (2011-16):	**1,495** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**1,926**) / Required housing supply (**1,495**) = 1.288% 1.288% x 5 Years = 6.44 Years Supply	**6.44** Years Supply 2011-16

SHLAA Update

As identified through *Planning Policy Statement 3: Housing*, local development documents should be informed by a Strategic Housing Land Availability Assessment (SHLAA) in respect of the local availability of suitable land for housing. A SHLAA covering the whole of North Northamptonshire was completed in 2009, providing local authorities with evidence as to land availability and its potential allocation for housing through the preparation of their development plan documents. The SHLAA is also a key component of the evidence base in respect of identifying specific deliverable sites to deliver each local authority's five year housing land requirement, which is a rolling target, and in this respect it is important that the SHLAA is regularly maintained and updated.

In July 2010, the NNJPU invited local stakeholders, land agents, consultees and developers to submit new sites not previously assessed for inclusion within the SHLAA update as well as requesting factual updates to previously assessed sites, where necessary, in order to capture any changes to the 2008 position. These changes could include, for example, identifying sites where planning permission has been granted since the original study was published and if a previously assessed site is now under construction and dwellings have since been completed, reducing the potential yield associated with it.

The NNJPU has collated all necessary updates and, alongside the North Northants Development Company and local authority partners, is in the process of undertaking site visits to gauge the deliverability of each site with a view to arriving at a final site categorisation. It is anticipated that this work will be finalised by the end of the current financial year and reported accordingly through an update to relevant sections of the existing SHLAA.

6. Environmental Quality

COI H6: Housing Quality – Building for Life 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 criteria is a government-endorsed assessment 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). The schemes were assessed by each Authority's own Building for Life assessors, or the North Northants wide assessors, who have all been trained by CABE. The assessment is based on evidence from a site visit and information on the planning file.

The assessments reflect the low number of completions in this year, approximately a third of the numbers from last year (317 dwellings compared to 951 in 2008-9). The number of schemes judged as poor has fallen (from 47% to 35%) of the total. The number of schemes judged as average has increased significantly from 43% last year to 65% this year. However, there are no sites judged to be in the "very good" or "good" categories this year, whereas last year 9% were in these top categories. Therefore 100% of sites are judged to be average or poor which is worse than last year, although within that group, more are average than poor, compared to last year. Most of the schemes date from 2007 and 2008, with the majority pre-dating the North Northamptonshire Core Spatial Strategy and all pre-dating the Sustainable Design SPD. Some of the lower scores may be partially attributed to a lack of evidence and justification within the planning submissions.

The East Midlands Housing Audit and the policy changes implemented since, have led to a much greater focus on design quality and the establishment of a Design Action Plan for North Northants, which is supported by CABE and the Arts Council. This has encompassed the creation of a new post of Design Action Manager, a design focused training programme, the establishment of a Design Officers Group and monthly design surgeries in each local planning authority. These measures are proving both popular and useful. It is hoped that in time the scores will improve as the awareness and action concerning high quality design is embedded across the area. In addition, one of last year's sites highest scoring sites has received recognition as one of only 55 schemes nationally to achieve a silver or gold award. It is hoped that this can act as an exemplar to raise future standards.

Core Output Indicator H6 – Housing quality Building for Life Assessments

	Number of sites with a building for life assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a building for Life assessment of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a building for Life assessment of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a building for Life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10	Total number of housing sites (or phases of housing sites)	Number of dwellings on those sites
CORBY	0	0	0	0	0	0	1	27	69	1	12	31	2	39
EAST NORTHANTS	0	0	0	0	0	0	2	43	81	1	10	19	3	53
KETTERING	0	0	0	0	0	0	2	60	48	4	65	52	6	125
W'BORO	0	0	0	0	0	0	3	75	75	1	25	25	4	100
NORTH NORTHANTS	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**205**	**65%**	**7**	**112**	**35%**	**15**	**317**

COI E1: Number of Planning Permissions granted contrary to Environment Agency advice on flooding and water quality grounds

LOCAL AUTHORITY	FLOODING	QUALITY	TOTAL
CORBY	0	0	0
EAST NORTHAMPTONSHIRE	0	0	0
KETTERING	0	0	0
WELLINGBOROUGH	0	0	0
NORTH NORTHAMPTONSHIRE	**0**	**0**	**0**

In the monitoring year 2009/10, there were no planning permissions granted in North Northamptonshire contrary to Environment Agency advice on flooding and water quality grounds. This is an improvement to the position as stated in the 2008/09 AMR where three such applications were granted permission.

Biodiversity

COI E2: Change in areas of biodiversity importance (Hectares)

LOCAL AUTHORITY	LOSS	ADDITION	TOTAL
CORBY	0	2.68	1,515.84
EAST NORTHAMPTONSHIRE	0	41	5,117
KETTERING	0	0	1,273
WELLINGBOROUGH	0	0	1,077*
NORTH NORTHAMPTONSHIRE	**0**	**43.68**	**8,982.84**

In the monitoring period 2009/10, there has been no recorded loss of areas of biodiversity importance and a small increase in area of biodiversity, primarily located in East Northamptonshire.

Development (Hectares) permitted within SSSIs or LNRs

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 new 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 County Wildlife Sites (CWS).

Looking at this year's housing completions, it is clear that no development has taken place within protected areas, which is the same as in the previous monitoring period.

LOCAL AUTHORITY	COMPLETIONS WITHIN A SSSI, LNR OR CWS
CORBY	0
EAST NORTHAMPTONSHIRE	0
KETTERING	0
WELLINGBOROUGH	0
NORTH NORTHAMPTONSHIRE	**0**

% of SSSIs in favourable or recovering condition

LOCAL AUTHORITY	% OF SSSI IN FAVOURABLE OR RECOVERING CONDITION (NOV 2010)
EAST MIDLANDS	98.06
NORTHAMPTONSHIRE	95.40
CORBY	98.03
EAST NORTHAMPTONSHIRE	94.33
KETTERING	61.76
WELLINGBOROUGH	99.66
NORTH NORTHAMPTONSHIRE	**93.83**

Source: Natural England

Overall the percentage of SSSIs in favourable or recovering condition since the last monitoring report has increased in North Northamptonshire as it has across the East Midlands. Corby has more than doubled its amount of SSSIs in a recovering condition, this is from a survey carried out at Weldon Park in early 2010. Kettering now has the least amount of SSSIs in favourable or recovering position and may need to focus on improving the existing designated areas.

COI E3: Renewable Energy Generation

E3	Wind onshore	Solar photo-voltaics	Hydro	Biomass						Total MW
				Landfill gas	Sewage sludge digestion	Municipal &industrial solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	**16.1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**17.1**
Completed installed capacity in MW	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

In March 2009, the East Midlands Regional Plan was published and included Renewable Energy Targets for the region for the period 2006 to 2026 by technology type. Through the current AMR, and that published in 2008/09, only Onshore Wind and Plant Biomass developments have been permitted across North Northamptonshire; so it is only useful to gauge how the area is faring in respect of regional targets for these technologies. These targets are as per the following table and are relevant as the regional plan formed part of the local development plan over the 2009/10 period of this AMR.

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

Source: East Midlands Regional Plan (2009) – Appendix 5: Renewable Energy Targets (Policy 40)

Onshore Wind

The 16.1MW of permitted onshore wind development is a significant increase compared to the previous monitoring year. This provision relates to the 7 turbine New Albion Wind Farm scheme near Rushton, (Kettering Borough) which will produce 16.1MW of electricity. This development is in addition to the operational scheme at Burton Wold near Burton Latimer (10 turbines generating 20MW) and the permitted extension of this site (an additional 7 turbines generating 16.1MW of energy). Cumulatively, it is anticipated these schemes have the potential to produce enough electricity to power 75% of the current homes in Kettering.

The 16.1MW of permitted onshore wind in 2009/10 amounts to 13.2% of the Regional Target to 2010 or 9.20% of the overall target to 2026. Last year, the equivalent figure was 0.023MW, amounting to a total of 16.123MW permitted installed capacity in North Northamptonshire 2008-10, or 9.21% or the regional target being met locally to 2026. However, when all proposed and completed developments in Kettering Borough are factored in, this figure increases to 52.223MW of onshore wind being provided in the Borough, or 35% of the regional requirement being met by Kettering Borough to 2026, highlighting the importance of the area to facilitating regional policy goals.

Plant Biomass

In addition to this, a plant biomass energy scheme was also approved in North Northamptonshire in 2009/10. This relates an anaerobic digestion plant permitted within Kettering Borough which will convert up to 30,000 tonnes of food and vegetable waste from domestic and commercial sources into approximately 1MW of energy, with the resultant bio-fertiliser being distributed to local farms. This output equates to 2.17% of the regional energy requirement to 2010, or 0.67% of the regional target being met locally to 2026.

This is in addition to the 3 MW of permitted installed capacity at Larner Pallets, 32-50 Rixon Road,Wellingborough (WP/2008/0320) and an anaerobic digestion plant permitted in East Northamptonshire, as reported in the 2008/09 AMR, equating to an 1.5MW. Therefore, there has been a total of 5.5MW of plant biomass developments permitted across North Northamptonshire 2008-10, or 9.78% of the regional requirement being met locally to 2010, which is 3% of the total requirement to 2026.

Landfill Gas

Finally, although not competed in the 2009/10 monitoring year (which runs from April to March), it is useful to highlight the provision of a local Landfill Gas scheme. As reported in last year's AMR, the Sidegate Lane development has recently completed within the Borough Council of Wellingborough and is contributing to regional targets in respect of renewable energy from this source.

Health – Development within 1km of Accessible Natural Greenspace

In terms of improving overall levels of physical, mental and social well-being, the sustainability framework uses 'access to local greenspace' 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, showing the following percentage of development within 1km of different types of natural greenspace:

	LNR	Woodland	Country Park	Pocket Parks	Nature Reserves
Corby	12%	7%	1%	11%	12%
East Northamptonshire	1%	1%	5%	47%	15%
Kettering	21%	43%	0%	62%	28%
Wellingborough	2%	49%	19%	44%	2%
North Northamptonshire	12%	24%	4%	40%	17%

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 the previous there are some significant differences in the sub sectors. Firstly Kettering's new development within 1km of a LNR and Woodland have both significantly increased, however when looking at the actual location of the development, there is only a small amount of a large development that is within the buffer, so this is skewing the results. These anomalies will need to be considered in the next AMR to ensure that the monitoring is an accurate reflection of what is happening on the ground.

Accessibility to Greenspace

Greenspace	**% of Completions within 1km of Greenspace**
Corby	22%
East Northamptonshire	56%
Kettering	65%
Wellingborough	87%
North Northamptonshire	**53%**

The overall access to Greenspace has increased since the last monitoring period with Wellingborough having the most development within 1km of a greenspace; this is primarily due to the increase of development in the rural areas, eg Little Irchester. East Northamptonshire has seen a decrease in development within 1km of any greenspace, this can be accounted for by the percentage of development taking place in the smaller towns.

The results of this indicator show the impact of the overall strategy of directing development towards the growth and smaller towns, where access to certain types of greenspaces are limited due to the countryside nature of the greenspace assessed through this indicator. The high percentages for access to Pocket Parks, which are generally located within settlements, reflects again the distribution of development. The low amount of development within 1km of a pocket park in Corby indicates that an increase in the number of pocket parks could be sought to improve the situation in future years.

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

Listed Buildings

A Listed Building is a building or structure which is considered to be of ‘special architectural or historic interest’. This can include a variety of structures and buildings, ranging from cathedrals and walls to historic telephone boxes and residential properties. English Heritage is the body responsible for listing these buildings on the basis of a set of national criteria. Listed buildings are graded to show their relative national importance, with the grades being I, II* and II. Grade I buildings are those of exceptional interest. Nationally only about 2% of listed buildings are in this grade. Grade II* buildings are important buildings of more than special interest, accounting for about 4% of listed buildings nationally. Grade II buildings are of special interest and which warrant effort being made to preserve them (accounting for c.94% of listed buildings nationally)[9].

Locally, at July 2010, North Northants has 2,381 listed buildings. The location of these structures across the four local authority areas is as shown below. East Northamptonshire has the largest concentration of Listed Buildings and Corby the least. Kettering and Wellingborough have a similar number of such buildings.

Listed Buildings					
Local Authority	**Grade I**	**Grade II**	**Grade II***	**Total Listed Buildings**	**% Of North Northamptonshire’s Listed Buildings stock**
Corby	7	196	10	**213**	8.95%
East Northamptonshire	56	999	69	**1,124**	47.20%
Kettering	23	467	35	**525**	22.05%
Wellingborough	11	473	35	**519**	21.80%
North Northants	**97**	**2,135**	**149**	**2,381**	**100%**

English Heritage also annually publishes a Heritage at Risk register for each region which highlights where a listed building is decayed or damage (buildings are removed from the register if improvements and maintenance work have been completed). In July 2010 the ‘Heritage at Risk register for the East Midlands’ was published and details that there are 7 Buildings at Risk, representing 0.29% of North Northamptonshire’s Listed Buildings stock, as shown below. This is a decrease on the reported 2008/09 situation and therefore an improvement.

Buildings at Risk

Buildings ‘at Risk’					
Local Authority	**Grade I**	**Grade II**	**Grade II***	**Total Buildings at Risk**	**% Of North Northamptonshire’s Listed Buildings stock**
Corby	0	0	0	**0**	0.00%
East Northamptonshire	1	1	2	**4**	0.17%
Kettering	1	0	1	**2**	0.08%
Wellingborough	0	0	1	**1**	0.04%
North Northants	**2**	**1**	**4**	**7**	**0.29%**

[9] http://www.exeter.gov.uk/index.aspx?articleid=10718

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 also deal with existing deficiencies, though the latter cannot be secured through development contributions.

The delivery of infrastructure and services is dependent on partnership working between a variety of public and private sector agencies. The North Northants Development Company (NNDC) coordinates infrastructure planning on behalf of the broad partnership. 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

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 is considered in the short term that the SPD should be finalised and adopted by the local authorities to evidence requests for contributions and ensure the legal tests will be met. In the long term it is suggested that the planning authorities agree to work towards a CIL to be examined and adopted in due course, ideally to the same timescales as the Core Strategy Review to provide efficiency savings through a linked Public Examination.

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. NNDC has coordinated joint working between key stakeholders including the Highways Agency, Environment Agency, Anglian Water, the County Council and planning authorities in order to overcome these constraints. 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 Comprehensive Spending Review (CSR), carried out by the Government in October 2010, many national transport schemes have been postponed. This includes proposals for the A14 widening between junctions 7 and 9 to increase capacity which has been postponed from 2012 and is now unlikely to be started before 2015. This will require technical studies to be updated to enable a delivery scheme and review to take place. The Highways Agency do not consider that this delay is an issue for the NNCSS, due to the reduction in homes being built and therefore less than predicted traffic on the roads. An opportunity might arise from the delay to look at a longer stretch of the A14 (junction 4 – 9) in a comprehensive way to provide an overall solution.

The ramp metering scheme to regulate traffic entering the A14 remains in place and is due to complete early 2011. The improved technology along the route, to include automatic queue warning, signalling system and signage system, is now in place and available to be brought into 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. Major investment is included 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. To ensure timely provision of such facilities to meet development timescales, an integrated approach to planning of the overall development including the necessary utility provision, would minimise the risks to the environment that may occur through an incremental approach.

The work funded through the AMP, will provide ample capacity at Broadholme Sewage Treatment Works (STW), which serves the majority of North Northamptonshire.

Progress with the delivery of two new pumping stations, rising mains and a strategic sewer to the east of Kettering will need to be monitored closely so that it can be aligned with development.

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 an enhanced outcome. However due to the economic downturn and the lack of available funding, the number of delivered projects has significantly decreased since the last monitoring period. Nevertheless, successful projects that have been completed since 2009 include:

- A new northbound service from Corby train station to Derby calling at East Midlands Parkway;
- A14 access control/ramp metering works
- The opening of the Corby Enterprise Centre, located at Priors Hall Park;
- Corby Cube, which combines civic and leisure facilities, opened in November 2010;
- Kettering Market Place phase 1 improvements
- The Chesham House Business Centre opened in June 2009 and is fully let to a range of small businesses; and
- Kingswood secondary school - a specialist Arts College - opened in September 2010 in Corby.

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

- Wellingborough town centre public realm improvements and bus priorities, phase 1 completed and further phases ongoing;
- Kettering Market Place is being developed further with a Restaurant building under construction and improvements to surrounding streets;
- A new Tresham College campus in Corby is underway and is on track to complete in 2011;
- Improvements to the public realm in George Street, Corby are underway following community consultation;
- Various transport schemes are underway in Kettering and Wellingborough;
- Work has begun on a new outpatients clinic in Irthlingborough that will provide patients with more choice in a fit for purpose building; and
- A new secondary school is under construction on the site adjacent to Beanfield Primary School, Corby.

Whilst the above schemes represent successes across North Northamptonshire there have been some schemes that have been postponed or shelved due to the CSR or other funding concerns. These include:

- Manor Park Leisure Centre in Rushden;
- Uncertain funding streams for the A43 and the Isham Bypass schemes - these two schemes are to be represented to DfT in January 2011 under the pre-qualification assessment and a clear understanding as to whether these schemes will go ahead or not will be announced in the Autumn of 2011;
- The Rapid Bus Transit system between Wellingborough and Northampton has been delayed due to funding concerns; and
- Electrification of the Midland Mainline has been delayed until after 2015

There does remain uncertainty over how other key infrastructure requirements will be funded to support planned developments. 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. NNDC and 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. Furthermore the implication of funding from central Government through the New Homes Bonus is being explored but is not significant enough to underpin major road or other infrastructure schemes.

Progress with Infrastructure Planning

Again infrastructure planning has progressed with all recent studies being reviewed to ensure they are up to date in relation to housing trajectories. All of the evidence has been cross referenced for the Development Contributions SPD. Updates since the last AMR include the following.

With respect to the **road network,** The Highways Agency (HA) had completed a study 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 programme to implement any identified 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 development contributions. An initial rail strategy for North Northamptonshire has been completed and further work is being undertaken to look at improvements to services, track upgrade and the potential electrification of the line.

Several masterplans have been undertaken for **town centres**, including one in Rushden to look in depth at the regeneration options and improved public realm within the town. Another masterplan has recently been undertaken for the town of Raunds with consultation on the findings now underway.

The **Green Infrastructure(GI)** investment plan and other studies such as the Nene Valley Strategic Plan all set out the importance of GI and the delivery across North Northamptonshire. To complement this over the next few months, a GI delivery strategy will be developed with partners.

Several impacts have occurred in relation to **education** provision in North Northamptonshire. Firstly the Building Schools for the Future funding scheme has been withdrawn by the Government. Secondly, the school leaving age will increase incrementally over time. 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 aforementioned Corby Tresham campus is expected to be completed in 2011 and 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. However provision of new facilities is already occurring with the outpatients clinic in Irthlingborough. Also the General Hospital in Kettering has gained planning permission for a new ward block extension and it is hoped this will be complete in 2012.

Further work is required on surface **water** management and this is being led by the county council. Also further work on the Strategic Flood Risk Assessments will need to be undertaken by the local authorities where the information is out of date.

Anticipated changes to the **Police** force due to the CSR will mean that during 2011 a further Estates Strategy will be developed to ensure future development can be accommodated. The **Fire** authority, which has to meet a strategic need, has been implementing an improved fleet and lighter more efficient equipment, but will still need to meet their service standards.

The **Cultural** investment plan findings on the need for facilities along with those from the Strategic **Sports** Facilities Framework, have been incorporated within the Development Contributions SPD. These need to be taken account of by the local authorities in their local development documents and considering planning applications.

8. Conclusions

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

A new CDPSmart monitoring system has been established throughout the county 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 Core Output Indicators that planning authorities are required to monitor. The remaining indicators are drawn from the monitoring framework in the NNCSS and from the Sustainability Appraisal of the NNCSS.

The monitoring year 2009/10 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 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 will boost housing completions in 2010/11 and 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 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 rates of delivery achieved early in the plan period. 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, a Statement of Intent on Housing Targets has been agreed by the Joint Planning Committee to signal that the NNCSS requirements will be delivered over a longer period. 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 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?

On the positive side, the target for housing completions on previously developed land (PDL) has been exceeded and a large proportion of employment development has also taken place on PDL, as was the case last year, particularly in Corby and Kettering. Town centre development is by its nature on PDL and therefore assists with the regeneration of the centres. However, the future delivery of the sustainable urban extensions, which are largely Greenfield sites, will over time decrease the proportion of housing completions on PDL, as recognised in the NNCSS.

Sustainability indicators looking at accessibility to services have nearly all seen improved performance compared to the baseline position established in last year's AMR.

Information for the current year shows that, whilst the focus of development is still very much within the 'urban core' and the three growth towns in particular; far more development has taken place in the smaller towns and rural areas than the targets set out in the NNCSS. This is due to a number of factors, including the continued build out of sites permitted prior to the strategy's adoption; the recession affecting the commencement and delivery of the larger urban sites; and the large number of rural settlements across which development is spread.

Is the job/homes balance being achieved?

There is clearly an issue with the delivery of this objective, as is demonstrated by both net jobs growth and jobs growth by sector. The net gain in jobs has been significantly below that envisaged in the NNCSS, with both Corby and Wellingborough showing net losses of jobs. In contrast East Northamptonshire is on course to significantly exceed its CSS requirement. The headline figures also mask the quality situation, which is that not enough of the 'right' jobs are being created, if diversification of the economy and a move to higher value jobs is to be attained.

This is a critical issue for the review of the NNCSS, as it is fundamental to increasing the self reliance of North Northamptonshire and decreasing the need to travel. If housing growth takes place without the right type and level of jobs, the area will become more ever more reliant on surrounding centres for employment purposes, with implications for transport planning if modal shift targets are to be achieved. It is important to note that North Northamptonshire has a large over-supply of committed sites to deliver the NNCSS requirements, and the Sustainable Urban Extensions in themselves incorporate significant employment commitments. A number of developers have submitted applications or are engaged in pre-application discussions for major employment sites; signalling an upsurge of interest, in some cases on other sites not included in the commitments referred to above.

Town centre regeneration and the delivery of the SUEs will, over time, deliver a wider range of jobs and activities; for instance in construction, retail, offices and education. Additionally, the identification of strategic employment sites in the revised core strategy is a matter that should be further considered. 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 strong performance of East Northamptonshire in relation to employment targets and the availability of employment sites is a further consideration for the NNCSS review, which will look again at the roles of the constituent parts and settlements of North Northamptonshire.

Revising housing targets for North Northamptonshire will affect the number of jobs that are required, and this issue will be considered in the review and through technical work to be undertaken by the Joint Planning Unit

Are housing targets being met?

Indicators relating to housing delivery have been recorded as negative and on a cumulative basis North Northamptonshire has not delivered the levels of housing delivery identified in the NNCSS over the first nine years of the plan. This performance has been exacerbated by the current economic recession, whereby the gathering momentum in housing completions up to 2007/08 has been dramatically reversed, with a 55% shortfall recorded in 2009/10 against planned targets. In addition to this, it has also been identified that the area as whole does not have a five year supply of housing land to deliver against planned targets for 2011-16. Together with the fact it is currently economically unviable to deliver a number of sites, this makes it unlikely that the overall core strategy target of 52,100 additional dwellings by 2021 can be achieved. In response to this, it is identified that through the review of the core strategy, the NNJPU will be looking to stretch housing targets over a longer timescale as a pragmatic response to the structural changes in the economy and shortfall in housing delivery to date. The review will be taken forward over the course of the next year and progress reported in the next AMR.

Despite the above, there have been some notable successes in terms of housing targets in 2009/10. Kettering Borough has delivered above its Core Strategy housing target to date and both Kettering and East Northamptonshire Councils have an identified five year supply of housing land. Early in the new year, the NNJPU and local authorities will be preparing the refresh of the North Northamptonshire SHLAA, which will seek to identify additional housing land (and pragmatically reassess existing sites) for 'deliverability' and subsequent inclusion in development plan documents.

Additionally, affordable housing completions have continued to be delivered in 2009/10 at rates above planned targets and there has been an increase in net additional gypsy and traveller pitches delivered (notably due to provision in Corby).

Is environmental quality improving?

The picture in relation to environmental quality is generally positive, though there are again issues with the lack of set targets against which to monitor improvements. Lack of up to date information about losses of areas of biodiversity remains a key matter that needs to be addressed if reporting on this core indicator is to be comprehensive and meaningful.

A joint supplementary planning document on Biodiversity has recently been prepared and will be adopted by each of the four planning authorities early in the new year. Implementation of the guidance in this document should over time lead to a marked improvement in how biodiversity is maintained and improved through the planning system.

The second reporting against the Building for Life indicator has been disappointing and in general a deterioration on last year – there are no good or very good scores but there are more 'average' scores than before. Sites completed in this year are those with permissions dating back to before the adoption of the NNCSS and the Sustainable Design SPD. Progress in this area, including more dedicated design advice and ongoing training, should over time lead to improvements in design quality.

Is infrastructure investment matching growth?

Local infrastructure projects have been successfully completed during the year – including Kettering Market Place improvements, Wellingborough Town Centre improvements and the opening of both Corby Cube and Enterprise Centre. Strategic infrastructure projects have stalled, with funding for some uncertain after the Comprehensive Spending Review.

A more robust evidence base has been 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 the NNDC Programme of Development and the NNCSS review. This has informed a joint supplementary planning document on Development Contributions, which has recently been subject to public consultation.

Progress with Plan Making

Due to uncertainties caused by the change of Government and by impending changes to the planning system, there has been a failure to move forward with many of the detailed documents which were to underpin the NNCSS. There is considerable scope 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.

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.

Monitoring Framework

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	This varies from month to month. The total number of stall occupancies was 546 for March 09.
Comprehensive redevelopment of Market Square and Tresham Institute sites	PS1	Completion in accordance with the Development Programme	Development not yet programmed.
Objective 2 - To seek a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact			
Indicator	**Policy**	**Target**	**Progress**
Net additional retail floorspace for comparison goods	WTC2	Development of 15,500m² net additional retail floorspace for comparison goods by 2021.	No additional floorspace created
Percentage of the street level frontage of the primary shopping area in non shop (A1) use.	WTC3	A maximum of 20%	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. £1m of Growth Area Funding will provide for the construction of an access road in 2010/11 to enable development of a first phase.

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 both 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 Victoria Rd).	WTC10	Reduce the amount of vacant upper floorspace above shops and other commercial premises	Data unavailable - further work required in order to establish a baseline figure
Amount of additional B1 office floorspace.	WTC11	Provision of 2500 sq m of additional B1 floorspace.	No additional floorspace created
Identified provision completed or outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above

Objective 4 - To conserve and enhance the centre's heritage, respecting historic buildings, links & views			
Indicator	**Policy**	**Target**	**Progress**
The number of applications that adhere to the criteria in Policy WTC12	WTC12	Refuse all applications which do not accord with Policy WTC12, where relevant, regarding the protection and enhancement of the architectural and historic fabric of the town centre.	Policy WTC12 not used as a reason for refusal.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.
Objective 5 - To enhance town centre living with new housing opportunities and improved community and recreational facilities within a stimulating, healthy, clean and safe environment			
Indicator	**Policy**	**Target**	**Progress**
Net additional homes provided.	WTC13	Provide for approximately 850 new homes by 2021.	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.
Percentage and number of sites containing a mix of open market and affordable housing that incorporate the affordable housing either as individual units scattered throughout the development or in small clusters.	WTC13	All sites containing a mix of open market and affordable homes to include affordable housing provided either as individual units scattered throughout the development or else in small clusters	No sites of sufficient size to require a mix of open market and affordable housing were completed during the monitoring year.
Identified provision completed and outstanding	WTC14	Completion of the Cultural Quarter, the Ideas Store and public lavatories in accordance with the timetable in the Development Programme	Developments not yet programmed on the Cultural Quarter or Market Square. (see objective 2, above).
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Objective 6 - To encourage the best in architecture, urban design and public spaces with energy and resource efficient development that minimises carbon dioxide emissions			
Indicator	**Policy**	**Target**	**Progress**
Public Realm Strategy adopted	WTC15	Prepare a Public Realm Strategy by the end of 2009	A Public Realm Strategy was adopted by the Council in July 2009
Identified provision completed and outstanding	WTC15	Implement the rolling programme in accordance with the timetable set out in the Public Realm Strategy.	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 place.

Objective 8 - To strengthen the green open space network and Swanspool Brook in terms of their biodiversity and recreational value, whilst reducing the risk of flooding			
Indicator	**Policy**	**Target**	**Progress**
Amount of Environmentally Important Open Space (EIOS) developed.	WTC17	No loss of EIOS.	No loss of EIOS
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 andE2.	Development not yet programmed (see objective 2, above).
Identified provision completed or outstanding	PS1-PS10	Completion of site in accordance with the timetable in the Development Programme.	See objective 2, above.
Objective 10 - To sustain a high quality regime of town centre management and ensure that new development and other partner agencies contribute to delivery proposals, including the provision of infrastructure			
Indicator	**Policy**	**Target**	**Progress**
Percentage of people surveyed who consider the town centre to be safe, friendly, attractive and well maintained	WTC24	Increase in the percentage of people who consider the town centre to be safe, friendly, attractive and well maintained	Available figures relate to the Borough as a whole (see significant effect indicators relating to the landscape and built environment objectives, below).

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

Significant Effect Indicators

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

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

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

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

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

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

Housing objective - to provide greater opportunities for people to meet their housing needs.
Significant effects - A major positive effective is expected as a result of the implementation of proposals that provide for over 850 new homes in the town centre, including 30% affordable housing.
Indicators – Total dwellings completed in the town centre and the percentage that are defined as affordable.

Dwellings completed 2009/10	Affordable housing
4	0

Commentary –The dwellings completed in 2009/10 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

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	18.2	25.7	29.9
No qualifications	21.3	13	12.3

Source: NOMIS annual population survey 2009

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 atmosphere.

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

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

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

Indicator – levels of nitrogen dioxide

Annual mean concentration of nitrogen dioxide ($\mu g/m^3$)			
Location	**2006**	**2008**	**2009**
Sheep St	34.9	30.50	33
Alma St	24.5	24.8	23.82
Market St	21.3	21.50	23.83
Swanspool House	17.3	16.10	18.36
Source: 2010 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 40$\mu g/m^3$ 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 09/10 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 2009/10 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 09/10, 34.55% 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	83.6	77.4	76.5
All unemployed	1,676	4.7	1,500	3.9	3,100	7.5	7.4	7.9

Source: Annual population Survey (Jan 2005 – Dec 2005), Census 2001

Source: NOMIS: Employment and unemployment (Apr 2009 – Mar 2010)

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.		

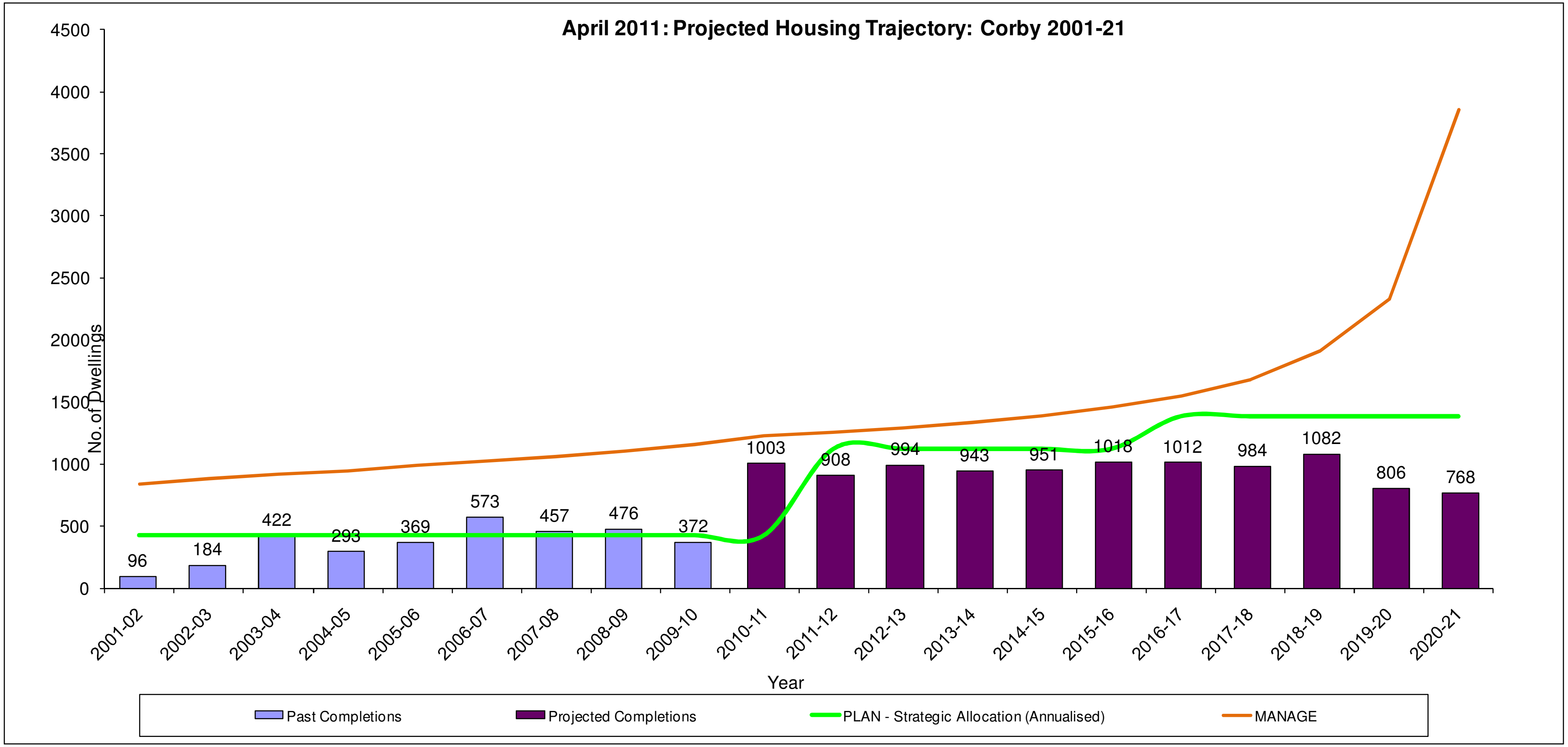
Indicator - % of vacant units within the town centre		
2003	**2007**	**2009**
13	8	14
Commentary - A survey (December 2009) undertaken by the Borough Council indicates that out of a total of 228 A1 retail units in the town centre, 32 or 14% were vacant. This compares with a figure of 8% in 2007 and 13% in 2003.		

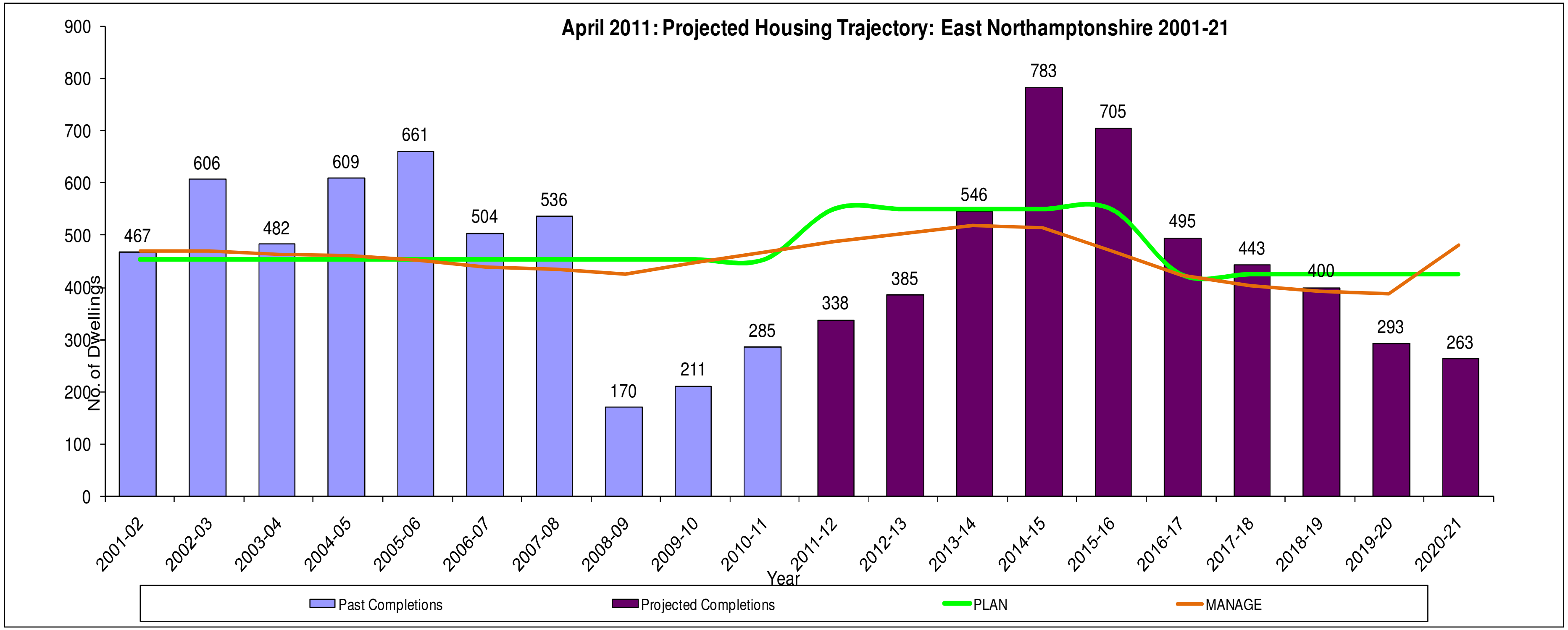
Conclusion

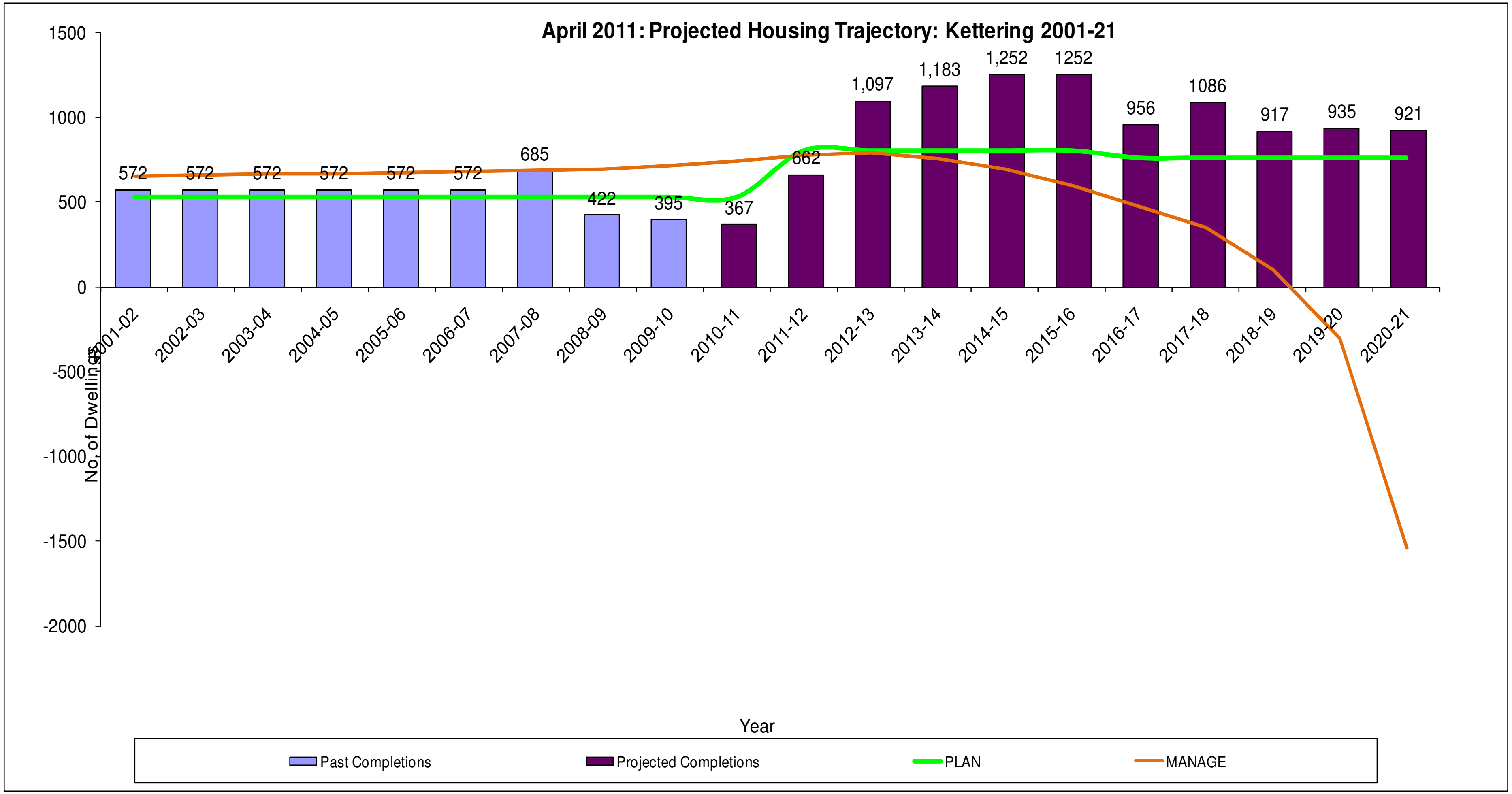
The Town Centre Area Action Plan was adopted in 2009 and implementation is, therefore, at an early stage. In particular, the allocated sites in the Plan have yet to come forward for development and, consequently, monitoring of the implementation and impact of the Plan is currently limited. The provision 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.

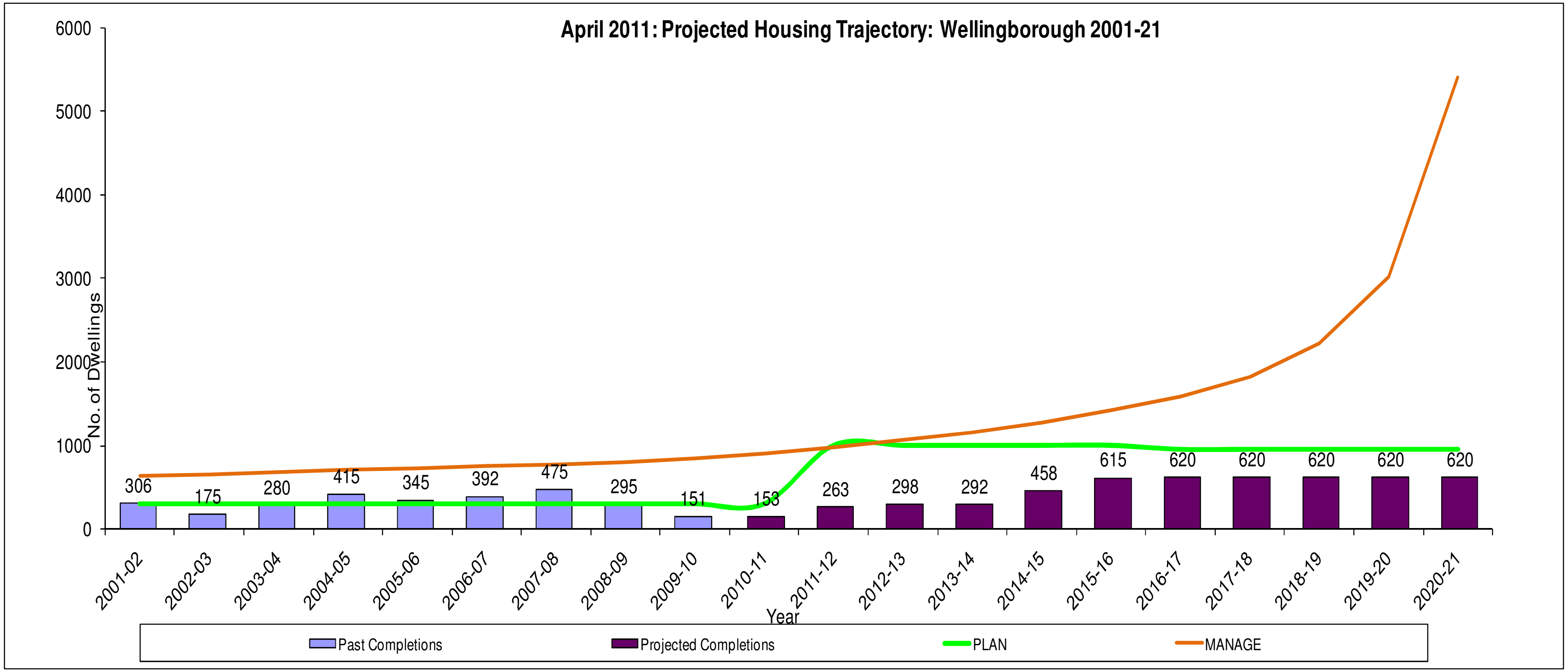
This initial monitoring report for the town centre has, however, provided an opportunity to gather information which will act as a baseline against which to monitor future changes. The need for further survey work, in order to collect information which is not currently available, has also been highlighted. 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.

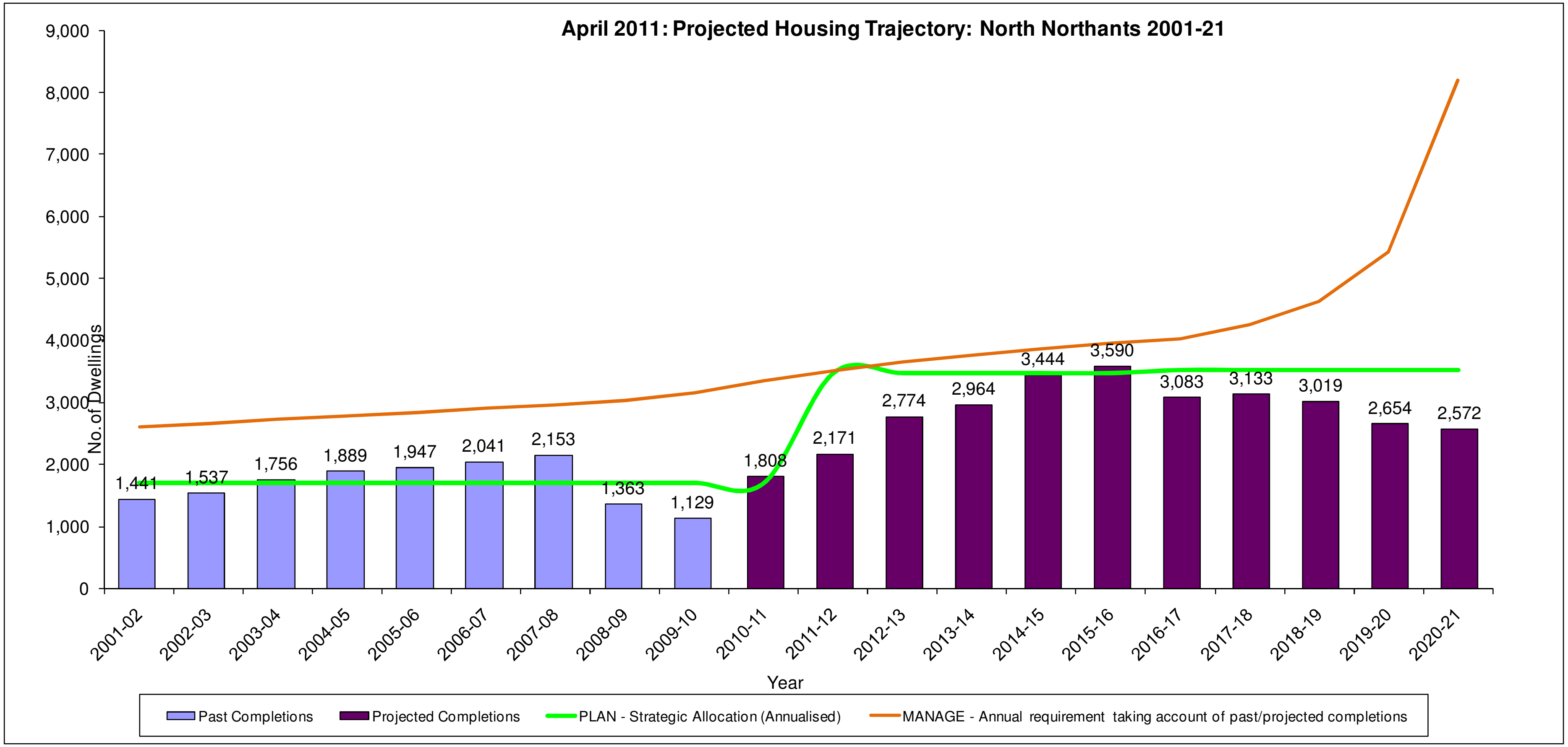
Appendix B – District Housing Trajectories




April 2011: Projected Housing Trajectory: East Northamptonshire 2001-21
No. of Dwellings
0
100
200
300
400
500
600
700
800
900
467
606
482
609
661
504
536
170
211
285
338
385
546
783
705
495
443
400
293
263
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
Year
Past Completions
Projected Completions
PLAN
MANAGE


April 2011: Projected Housing Trajectory: Kettering 2001-21
1500
1000
500
0
-500
-1000
-1500
-2000
No. of Dwellings
572
572
572
572
572
572
685
422
395
367
662
1,097
1,183
1,252
1252
956
1086
917
935
921
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
Year
Past Completions
Projected Completions
PLAN
MANAGE


April 2011: Projected Housing Trajectory: Wellingborough 2001-21
No. of Dwellings
6000
5000
4000
3000
2000
1000
0
306
175
280
415
345
392
475
295
151
153
263
298
292
458
615
620
620
620
620
620
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
Year
Past Completions
Projected Completions
PLAN
MANAGE



April 2011: Projected Housing Trajectory: North Northants 2001-21
No. of Dwellings
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
1,441
1,537
1,756
1,889
1,947
2,041
2,153
1,363
1,129
1,808
2,171
2,774
2,964
3,444
3,590
3,083
3,133
3,019
2,654
2,572
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
Year
Past Completions
Projected Completions
PLAN - Strategic Allocation (Annualised)
MANAGE - Annual requirement taking account of past/projected completions

Appendix C – Calculation of Housing Requirements and Five Year Supply

Corby Borough Council: Calculation of Five Year Supply requirement 2011-16

CORBY							
Year	CSS annual requirement	Total	CSS requirement as a %	Revised CSS requirement (Revised using CSS %)	Revised annual requirement	Revised annual requirement (adjusted to meet Residual)	New 5 year requirement 2011-16
2011-12	955				**1,124.24**	**1,124**	**5,620 - (average of 1,124 dwellings per annum)**
2012-13	955				**1,124.24**	**1,124**	
2013-14	955				**1,124.24**	**1,124**	
2014-15	955				**1,124.24**	**1,124**	
2015-16	955	4,775	44.77%	5,621	**1,124.24**	**1,124**	
2016-17	1,178				1,386.76	1,387	
2017-18	1,178				1,386.76	1,387	
2018-19	1,178				1,386.76	1,387	
2019-20	1,178				1,386.76	1,387	
2020-21	1,178	5,890	55.23%	6,934	1,386.76	1,387	
TOTAL	**10,665**	**10,665**	**100%**	**12,555**	**12,555**	**12,555**	
					Total completions 01-11:	**4,245**	
						16,800	

Actual Residual at Apr 2011:	**12,555**
CSS Perf at Apr 2011:	**-1,890**

CBC Supply April 2011-16	5 Year Supply 2011-16
4,666	4.15

East Northamptonshire Council: Calculation of Five Year Supply requirement 2011-16

EAST NORTHANTS							
Year	CSS annual requirement	Total	CSS requirement as a %	Revised CSS requirement (Revised using CSS %)	Revised annual requirement	Revised annual requirement (adjusted to meet Residual)	New 5 year requirement 2011-16
2011-12	500				**548.93**	**549**	**2745 - (average of 549 dwellings per annum)**
2012-13	500				**548.93**	**549**	
2013-14	500				**548.93**	**549**	
2014-15	500				**548.93**	**549**	
2015-16	500	2500	56.37%	2745	**548.93**	**549**	
2016-17	387				424.87	425	
2017-18	387				424.87	425	
2018-19	387				424.87	425	
2019-20	387				424.87	425	
2020-21	387	1935	43.63%	2124	424.87	424	
TOTAL	**4435**	**4435**	**100%**	**4869**	**4869**	**4869**	
					Total completions 01-11:	**4531**	
						9400	

Actual Residual at Apr 2011:	**4869**
CSS Perf at Apr 2011:	**-434**

ENC Supply at April 2011	5 Year Supply 2011-16
2757	5.02

Kettering Borough Council: Calculation of Five Year Supply requirement 2011-16

KETTERING							
Year	CSS annual requirement	Total	CSS requirement as a %	Revised CSS requirement (Revised using CSS %)	Revised annual requirement	Revised annual requirement (adjusted to meet Residual)	New 5 year requirement 2011-16
2011-12	774				**801.12**	**801**	**4,005 - (average of 801 dwellings per annum)**
2012-13	774				**801.12**	**801**	
2013-14	774				**801.12**	**801**	
2014-15	774				**801.12**	**801**	
2015-16	774	3,870	51.36%	4,006	**801.12**	**801**	
2016-17	733				758.68	759	
2017-18	733				758.68	759	
2018-19	733				758.68	759	
2019-20	733				758.68	759	
2020-21	733	3,665	48.64%	3,793	758.68	758	
TOTAL	**7,535**	**7,535**	**100%**	**7,799**	**7,799**	**7,799**	
					Total completions 01-11:	**5,301**	
						13,100	

Actual Residual at Apr 2011:	**7,799**
CSS Perf at Apr 2011:	**-264**

KBC Supply at April 2011	5 Year Supply 2011-16
4,447	5.55

Borough Council of Wellingborough: Calculation of Five Year Supply requirement 2011-16

WELLINGBOROUGH							
Year	CSS annual requirement	Total	CSS requirement as a %	Revised CSS requirement (Revised using CSS %)	Revised annual requirement	Revised annual requirement (adjusted to meet Residual)	New 5 year requirement 2011-16
2011-12	883				**1,005.21**	**1,005**	**5,025 - (average of 1,005 dwellings per annum)**
2012-13	883				**1,005.21**	**1,005**	
2013-14	883				**1,005.21**	**1,005**	
2014-15	883				**1,005.21**	**1,005**	
2015-16	883	4,415	51.22%	5,026	**1,005.21**	**1,005**	
2016-17	841				957.39	957	
2017-18	841				957.39	957	
2018-19	841				957.39	958	
2019-20	841				957.39	958	
2020-21	841	4,205	48.78%	4,787	957.39	958	
TOTAL	**8,620**	**8,620**	**100%**	**9,813**	**9,813**	**9,813**	
					Total completions:	**2,987**	
						12,800	

Actual Residual at Apr 2011:	**9,813**
CSS Perf at Apr 2011:	**-1,193**

WBC Supply at 2011 - 16	5 Year Supply 2011-16
1,926	1.92

North Northamptonshire: Five Year Supply requirement 2011-16

NORTH NORTHANTS					
Year	CSS annual requirement	Total	Revised CSS requirement	Revised annual requirement	New 5 year requirement 2011-16
2011-12	**3,112**	**15,560**	**17,397**	**3,479**	**17,395 (average of 3,479 dwellings per annum)**
2012-13	**3,112**			**3,479**	
2013-14	**3,112**			**3,479**	
2014-15	**3,112**			**3,479**	
2015-16	**3,112**			**3,479**	
2016-17	3,139	15,695	17,639	3,528	
2017-18	3,139			3,528	
2018-19	3,139			3,529	
2019-20	3,139			3,529	
2020-21	3,139			3,527	
TOTAL	**31,255**	**31,255**	**35,036**	**35,036**	
			Completions 01-11:	**17,064**	
				52,100	

Actual Residual at Apr 2011:	**35,036**
CSS Perf at Apr 2011:	**-3,781**

NN Supply at April 2011	5 Year Supply 2011-16
13,846	3.98

Corby Borough Council: Forecast Housing Supply 2011-16

Component	Total Dwellings
Allocated for housing in the development Plan	291*
Outstanding Planning Permissions:	3,386*
Sites with a resolution to grant planning permission subject to S106 agreement	519*
Specific, Unallocated Brownfield sites	470*
Total	**4,666**[10]

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

Corby Borough Council: Analysis of Five Year Housing Supply 2011-16

(a) Identified housing supply (2011-16):	**4,666** dwellings
(b) Required housing supply (2011-16):	**5,620** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**4,666**) / Required housing supply (**5,620**) = 0.830 % 0.830 x 5 Years = 4.15 Years Supply	**4.15** Years Supply 2011-16

<u>Commentary</u>

As the above tables establish, based upon an updated dataset with regards to forecast housing supply at April 2011, **Corby Borough Council <u>does not</u> have a five year housing supply for the period 2011-16.** Compared with the position calculated for the 2008-09 AMR, this denotes a decrease of 1.19 years housing supply for Corby Borough Council over 2009-10. This is principally owing to the identified Sustainable Urban Extensions not coming forward as envisaged due to the economic recession on the housing market and infrastructure provision.

[10] In the Corby Borough Housing Trajectory (December 2010), the sum of sites identified in five years is 4,814 dwellings. However, x2 of these sites are Greenfield which do not accord with the principles of PPS3 (Oakley Vale Science Park – 110 dwellings and 982 Larratt Road – 38 dwellings). As such, Corby Borough has requested these sites be removed from their five year supply (148 dwellings), so the new five year supply total used for Corby Borough is 4,666 (4,814 – 148)

East Northamptonshire District: Forecast Housing Supply 2011-16

Component	Total Dwellings
Outline Planning Permission:	228*
Full Planning Permission	440*
Reserved Matters applications:	220*
Emergent DPD Sites	755
Sites with a resolution to grant planning permission subject to S106 agreement	125
Longer-term sites	473
Saved Local Plan Allocations	315
Specific, unallocated brownfield sites	201*
Total	**2,757***

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

East Northamptonshire District: Analysis of Five Year Housing Supply 2011-16

(a) Identified housing supply (2011-16):	**2,757** dwellings
(b) Required housing supply (2011-16):	**2,745** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**2,757**) / Required housing supply (**2,745**) = 1.004% 1.004% x 5 Years = 5.02 Years Supply	**5.02** Years Supply 2011-16

Commentary

As the above tables establish, based upon an updated dataset with regards to forecast housing supply at April 2010, **East Northamptonshire Council <u>does</u> have a five year housing supply for the period 2011-16**. Compared with the position calculated for the 2008-09 AMR, this denotes a decrease of 1.14 years housing supply for East Northamptonshire Council over 2009-10.

Kettering Borough Council: Forecast Housing Supply 2011-16

Component	Total Dwellings
Allocated for housing in the development Plan	1,650*
Outline Planning Permission:	603*
Full Planning Permission	572*
Sites with a resolution to grant p/p subject to S106 agreement	1028*
Sites under construction	0*
Specific, unallocated brownfield sites	644*
Total	**4,497**[11]

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

Kettering Borough Council: Analysis of Five Year Housing Supply 2011-16

(a) Identified housing supply (2011-16):	**4,497** dwellings
(b) Required housing supply (2011-16):	**4,005** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**4,497**) / Required housing supply (**4,005**) = 1.123% 1.123% x 5 Years = 5.61 Years Supply	**5.61** Years Supply 2011-16

Commentary

As the above tables establish, based upon an updated dataset with regards to forecast housing supply at April 2010, **Kettering Borough Council does have a five year housing supply for the period 2011-16**. Compared with the position calculated for the 2008-09 AMR, this denotes an increase of 0.24 years housing supply for Kettering Borough Council over 2009-10.

[11] In the Kettering Borough Housing Trajectory (December 2010), the sum of sites identified in five years is 5,446 dwellings. However, a number of these sites are Greenfield, which do not accord with the principles of PPS3, as well as being SHLAA 'Category 2 and 3' sites, where, although the Council consider there is a reasonable prospect of housing being delivered on site within the next five years, they do not wish these sites to be included in the assessment of supply by virtue of their SHLAA assessment. Additionally, remaining sites are draft DPD housing allocations which the Council do not wish to be assessed. This has the effect of reducing the overall housing supply by 949 dwellings from 5,446 to 4,497 as identified above.

Borough Council of Wellingborough: Forecast Housing Supply 2011-16

Component	Total Dwellings
Allocated for housing in the development Plan®	600
Planning Permission April 10	561
Emergent DPD Sites	765
Total	**1,926**

*All of these figures are as extracted from the individual housing trajectories in the annexes of this report.

® This includes Town Centre Area Action Plan allocations (200 dwellings).

Borough Council of Wellingborough: Analysis of Five Year Housing Supply 2011-16

(a) Identified housing supply (2011-16):	**1,926** dwellings
(b) Required housing supply (2011-16):	**5,025** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**1,926**) / Required housing supply (**5,025**) = 0.383% 0.383% x 5 Years = 1.92 Years Supply	**1.92** Years Supply 2011-16

Commentary

As the above tables establish, based upon an updated dataset with regards to forecast housing supply at April 2011, the **Borough Council of Wellingborough <u>does not</u> have a five year housing supply for the period 2010-15, falling short at 1.92 years**. Compared with the position calculated for the 2008-09 AMR, this denotes a decrease of 1.78 years housing supply for the Borough Council of Wellingborough over 2009-10.

North Northamptonshire: Forecast Housing Supply 2011-16

Component	**Total Dwellings**
Allocated for housing in the development plan	2,541
Saved Local Plan Allocations	315
Emergent DPD Sites	1,520
Outline Planning Permission	831
Full Planning Permission	1,011
Unspecified Planning Permissions	3,947
Sites with a resolution to grant planning permission subject to S106 agreement	1,672
Reserved Matters Applications	220
Listed Building Consent	1
Longer Term Sites	473
Specific, unallocated Brownfield sites	1,315
Total	**13,846**

North Northamptonshire: Analysis of Five Year Housing Supply 2011-16

(a) Identified housing supply (2011-16):	**13,846** dwellings
(b) Required housing supply (2011-16):	**17,395** dwellings
Years of deliverable housing land (a) / (b) x 5 years: Identified housing supply (**13,846**) / Required housing supply (**17,395**) = 0.796% 0.796% x 5 Years = 3.98 Years Supply	**3.98** Years Supply 2011-16

Commentary

As the above tables establish, based upon an updated dataset with regards to forecast housing supply at April 2011, the **North Northamptonshire as a plan area <u>does not</u> have a five year housing supply for the period 2011-16, falling short at 3.98 years**. Compared with the position calculated for the 2008-09 AMR, this denotes a decrease of 1.05 years housing supply for North Northamptonshire over 2009-10.

Commentary: Five Year Supply against development plan targets

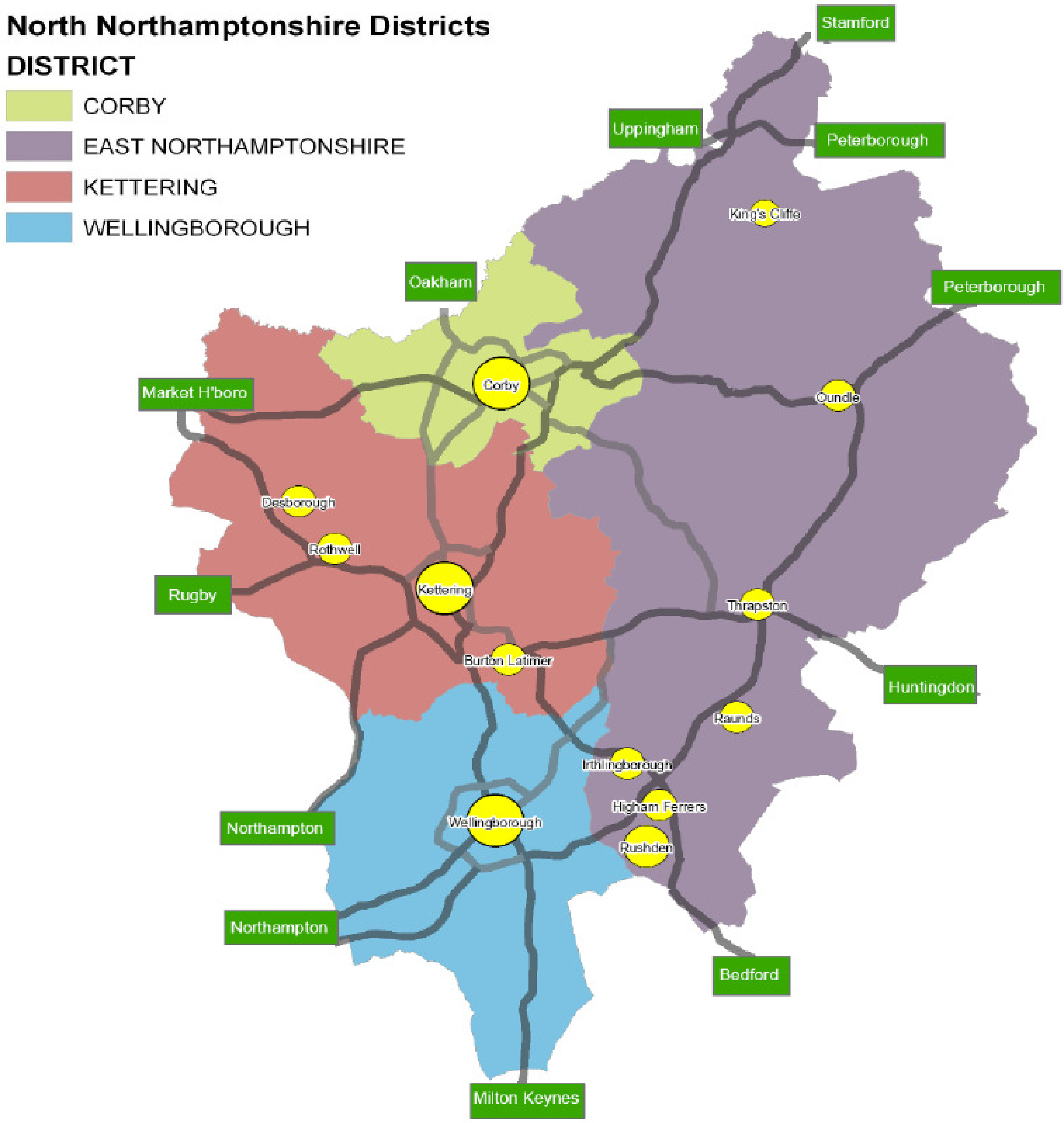
On the whole, the North Northamptonshire area **does not** have a five year supply of housing land to meet development plan targets 2011-16 using the updated trajectory datasets provided by the local authorities, falling short at 3.98 years. This denotes a fall of 1.05 years worth of housing supply compared to the 5.03 years as reported in the last AMR (2008-09). However, this is a cumulative figure and masks the situation at the local authority level. That is, as shown, two of the four local authorities do have a five year supply and one local authority (Corby) has a relatively healthy supply of 4.15 years (considering the current economic situation and the high levels of growth which the Borough is planning for). Further to this, housing supply across the Borough of Wellingborough has fallen significantly over the past year, from 3.70 years in 2008-09 to the current position of 1.92 years against development targets.

Through the preceding analysis, both Corby Borough and Wellingborough Councils are identified as not having a five year supply of deliverable housing land, as required by Planning Policy Statement 3: Housing, and therefore there could be a case for bringing forward development of suitable Greenfield sites in the interim so as to minimise the risk of short-term supply requirements being missed. Such an approach would require longer term land supply to be reviewed in order to find more suitable sites as a result[12]. This work will need be undertaken by both Councils in the period up to the next AMR submission, and indeed by the other local authorities to ensure that they are able to boost their housing supply positions accordingly, particularly as all authorities (with the exception of Kettering) have had a recorded fall in housing supply over 2009-10.

[12] DCLG - Richard McCarthy (2009) Planning Policy Statement 3, 20/05/09 [online] http://www.planning-inspectorate.gov.uk/pins/appeals/planning_appeals/documents/5_year_housing_supply.pdf

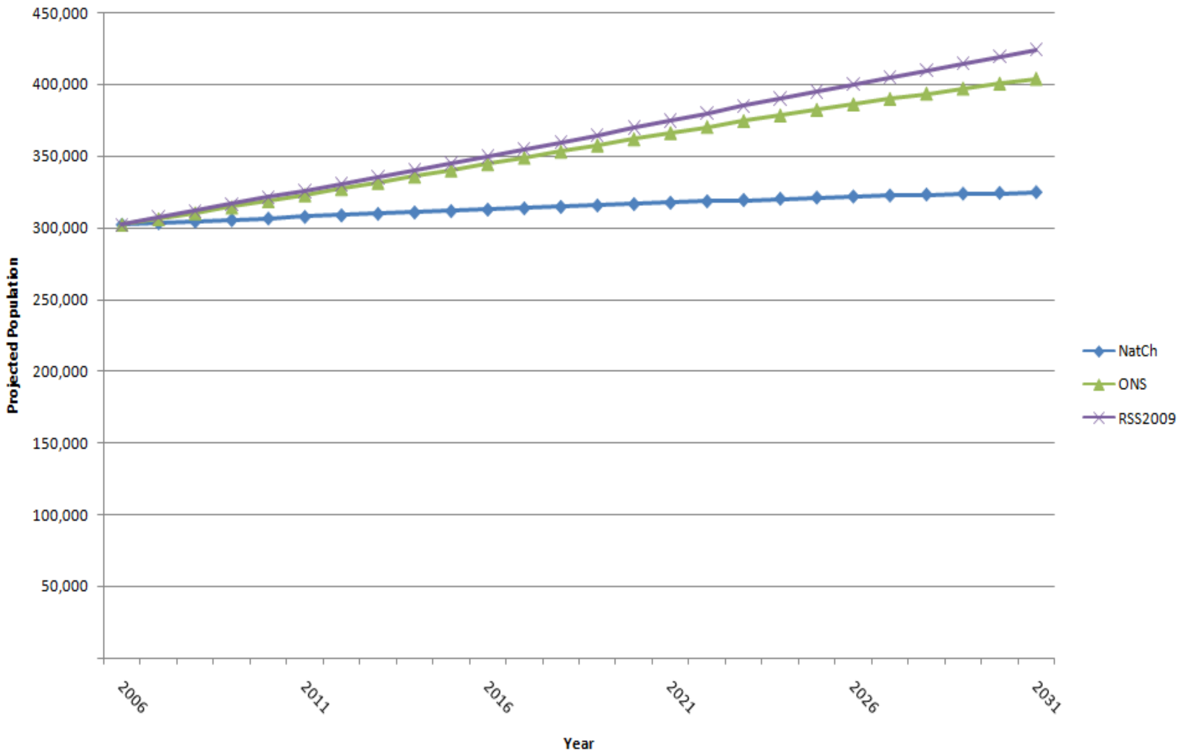
Appendix D – Contextual Information

Map of North Northamptonshire



Population Change

Projected Population of North Northamptonshire: 2006 - 31



Source: EMRA Demographic Projections dataset, June 2009

Scenario 1: Natural Change (NatCh)

Population growth based on ONS projections of births and deaths with no account taken of in or out migration. The projection for 2021 would be 317,150 people, for 2026 this is 321,450 people and at 2031 is 324,400 people.

Scenario 2: Office for National Statistics (ONS)

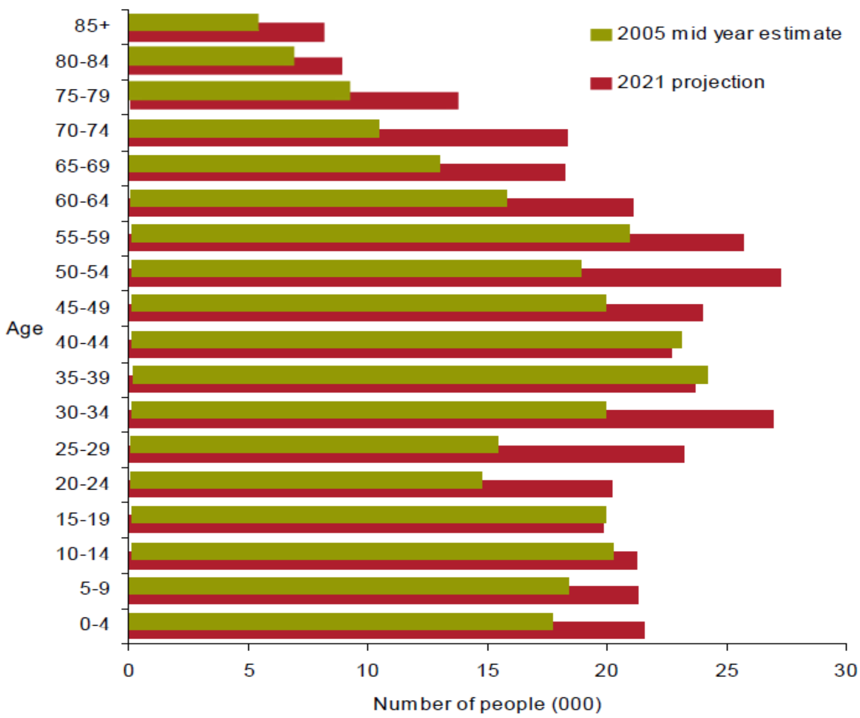
This scenario is based on 2006 Office for National Statistics Sub-National Projections. This is a trend based projection that assumes future migration, fertility and mortality will remain at the level experienced in the previous five years across North Northants (2001-06). The projection for 2021 would be 366,050 people, for 2026 this is 386,100 people and at 2031 is 403,900 people.

Scenario 3: Regional Strategy 2009 (RSS2009)

A policy based projection, based on RSS housing targets. Fertility and mortality rates, and the age structure of migration flows are as per ONS projections but the net balance of migration is amended to fill the planned housing. For North Northamptonshire, the projections for 2021 is 374,800 people for 2026 this is 399,900 people and at 2031 is 424,150 people.

Please Note: The above projections relate to work undertaken for the East Midlands Regional Assembly in 2009 to inform the review of the regional plan and relates to the levels of growth identified in the existing Core Strategy and Regional Plan (which the government has expressed its intention to revoke over the coming year). In light of this, and to inform the review of the existing Core Strategy, the NNJPU has commissioned consultants to undertake revised population forecasts for the North Northamptonshire area, the results of which should be available in 2011 and in the next AMR.

Projected change in population age structure across North Northamptonshire 2005-21



Source: North Northamptonshire Profile 2007

The above chart shows the population structure of North Northamptonshire in 2005 and how this is forecast to change by 2021. It can be seen that by 2021, the largest group will be in the 50-54 age bracket, closely followed by the 30-34 age group. Residents aged 80+ will represent the smallest element of the population at 2021.

It is anticipated the NNJPU will be able to publish an updated data set in respect of the projected age structure of North Northamptonshire via the aforementioned work we have recently commissioned in respect of revised population projections. This will be available to inform the review of the Joint Core Strategy (timetable as detailed in the Local Development Scheme as published earlier in this report) and also the 2011 AMR.

Socio-Cultural

Crime

The Home Office's *Crime in England and Wales 2009/10* report identifies that nationally, there has been a 8% decrease in police recorded crime since 2008-09. Through this report, data on the seven most well-reported offences, as recorded by Police Forces across England and Wales, are collected to enable a more comprehensive picture of crime be produced. This enables analysis to be undertaken at the local level to understand how the area is afflicted by such crimes, where 'hot-spots' are and if improvements are being made.

Analysis: 2008-10

Of the seven key offences, vehicle crime has fallen across North Northants between 2008/09 - 2009/10. Similarly, there has been a marked fall in the number of robberies across Kettering and Wellingborough, although this figure has increased by 1% in Corby and remained static in East Northamptonshire. Finally, there has also been a general fall in both violence and sexual offences across the area with the exception of Kettering which has recorded increases over this period.

The British Crime Survey (BCS) includes crimes which are not reported to the police by asking people about what crimes they have experienced in the last year. The 2009/10 BCS reports that there has been an average 16.5% reduction in crime across North Northants over the period 2008-10.

CORBY	Number of Offences		Change	Change %	Per 1000 population
	2008/09	2009/10	2008-09 - 2009/10	2008-09 - 2009/10	2009/10
Burglary	257	222	-35	-14	4
Thefts from vehicles	359	197	-162	-45	4
Theft of vehicles	253	171	-82	-32	3
Robberies	71	72	1	1	1
Violence Against the Person	1,302	1,265	-37	-3	23
Sexual Offences	65	62	-3	-5	1
Interfering with a motor vehicle	172	80	-92	-53	1
Recorded crime BCS comparator	4,223	3,363	-860	-20	62

EAST NORTHANTS	Number of Offences		Change	Change %	Per 1000 population
	2008/09	2009/10	2008-09 - 2009/10	2008-09 - 2009/10	2009/10
Burglary	365	239	-126	-35	3
Thefts from vehicles	689	516	-173	-25	6
Theft of vehicles	235	144	-91	-39	2
Robberies	41	41	0	-	0
Violence Against the Person	768	764	-4	-1	9
Sexual Offences	55	46	-9	-20	1
Interfering with a motor vehicle	102	57	-45	-44	1
Recorded crime BCS comparator	3,636	2,867	-769	-21	34

KETTERING	Number of Offences		Change	Change %	Per 1000 population
	2008/09	2009/10	2008-09 - 2009/10	2008-09 - 2009/10	2009/10
Burglary	340	380	40	12	4
Thefts from vehicles	746	497	-249	-33	6
Theft of vehicles	236	152	-84	-36	2
Robberies	101	76	-25	-25	1
Violence Against the Person	1,196	1,289	93	8	14
Sexual Offences	69	81	12	17	1
Interfering with a motor vehicle	100	74	-26	-26	1
Recorded crime BCS comparator	4,407	4,058	-349	-8	45

W'BOROUGH	Number of Offences		Change	Change %	Per 1000 population
	2008/09	2009/10	2008-09 - 2009/10	2008-09 - 2009/10	2009/10
Burglary	521	429	-92	-18	6
Thefts from vehicles	679	471	-208	-31	6
Theft of vehicles	376	179	-197	-52	2
Robberies	119	101	-18	-15	1
Violence Against the Person	1,219	1,156	-63	-5	15
Sexual Offences	61	62	1	2	1
Interfering with a motor vehicle	162	98	-64	-40	1
Recorded crime BCS comparator	4,954	4,101	-853	-17	54

NORTH NORTHANTS	Number of Offences		Change	Change %	Per 1000 population
	2008/09	2009/10	2008-09 - 2009/10	2008-09 - 2009/10	2009/10
Burglary	1,483	1,270	-213	-55	4.25
Thefts from vehicles	2,473	1,681	-792	-134	5.5
Theft of vehicles	1,100	646	-454	-159	2.25
Robberies	332	290	-42	-39	0.75
Violence Against the Person	4,485	4,474	-11	-1	15.25
Sexual Offences	250	251	1	0.4	1
Interfering with a motor vehicle	536	309	-227	-163	1
Recorded crime BCS comparator	17,220	14,389	-2,831	-66	48.75

Key:
Red = Increased Incidence rate 2009-10
Green = Decreased Incidence rate 2009-10
Source: Home Office (2010) http://rds.homeoffice.gov.uk/rds/crimeew0910.html

Indices of Multiple Deprivation

Indicies to help identify small geographical areas of deprivation have been used in the UK for a number of decades. The most recent variant of these are the 2007 Indicies of Multiple Deprivation (IMD) produced by the CLG.

The IMD denotes the government's official measure of multiple deprivation at the small area level. Early indices of deprivation such as the IMD 2000 used the 8,500 English wards as the basic geographical area of analysis. However, this has subsequently been undertaken at even finer levels of details, with the IMD 2004 being based on 32,482 English "Lower Super Output Areas" (LSOAs), each covering between 1,000-3,000 people. The intention for analysis at this micro level is to develop a more in-depth appreciation of variations in deprivation at a very local level, thereby providing the means to target support and funding more finely than previously possible. This IMD has since been superseded by the 2007 IMD, which largely follows the same methodology as that introduced in 2004.

The IMD measures levels of deprivation against seven 'dimensions' - *Income*, *Employment*, *Heath and disability*, *Education, skills and training*, *Barriers to Housing and Services*, *Living Environment* and *Crime*. These scores for these dimensions are then weighted and combined to create the overall IMD for an area.

Local Authority Areas

As well as providing core information on each of the seven domains of deprivation for LSOAs, the IMD also provides summarized information for local authority areas. For these areas, 6 different measures are used which give rise to 6 different sets of relative rankings intended to capture the complex pattern of deprivation found at these geographical levels. The 6 local authority summary measures are as follows:

- ***Average Score*** – is the population weighted average of the combined *scores* for the LSOAs in a district – i.e. it describes the district as a whole, taking into account the full range of LSOA scores across a district.
- ***Average Rank*** – is the population weighted average of the combined *ranks* for the LSOAs in a district – i.e. it also summarises the district as a whole, taking into account the ranks of both the deprived and the least deprived LSOAs
- ***Extent*** – is the proportion of a district's population living in the most deprived LSOAs in the country – i.e. it portrays how widespread high levels of deprivation are in a district.
- ***Local Concentration*** – is the population weighted average of the ranks of a district's most deprived LSOAs that contain exactly 10% of the districts' population – i.e. it is useful way of identifying districts' "hot spots" of deprivation.
- ***Income Scale*** – is the number of people in the district who are income deprived.
- ***Employment Scale*** – is the number of people in the district who are employment deprived.

The IMD ranks the 354 Local Authority areas on a national scale, with 1 being the most deprived area in England and 354 the least. For clarification, Tables 1 and 2 below show the rankings for each of the 4 local authority areas of North Northants across the above 6 measures for both 2004 and 2007 and Table 3 highlights the relative performance of each area in this respect:

Table 1 - 2004 IMD rankings for each Local Authority				
Deprivation Indicae	**Corby**	**East Northants**	**Kettering**	**Wellingborough**
Rank of average score	74	263	209	168
Rank of average rank	60	268	218	189
Rank of extent	75	260	173	150
Rank of local concentration	84	246	169	142
Rank of income scale	254	285	240	229
Rank of employment scale	236	299	242	243

Table 2 - 2007 IMD rankings for each Local Authority				
Deprivation Indicae	**Corby**	**East Northants**	**Kettering**	**Wellingborough**
Rank of average score	75	266	214	168
Rank of average rank	66	269	226	179
Rank of extent	83	268	175	149
Rank of local concentration	89	244	172	153
Rank of income scale	279	288	253	245
Rank of employment scale	243	291	240	258

Table 3 – Change in IMD rankings for each Local Authority 2004-07				
Deprivation Indicae	**Corby**	**East Northants**	**Kettering**	**Wellingborough**
Rank of average score	1	3	5	0
Rank of average rank	6	1	8	-10
Rank of extent	8	8	2	-1
Rank of local concentration	5	-2	3	11
Rank of income scale	25	3	13	16
Rank of employment scale	7	-8	-2	9

Key:

- Green denotes a recorded improvement 2004-07
- Orange denotes no change 2004-07
- Red denotes a recorded fall 2004-07

Analysis

Further to the above tables, the most pertinent rank in terms of change across a local authority area is the 'rank of average rank' measure, which summarises deprivation as a whole across a district. The summary of change across this measure for North Northants is summarised below:

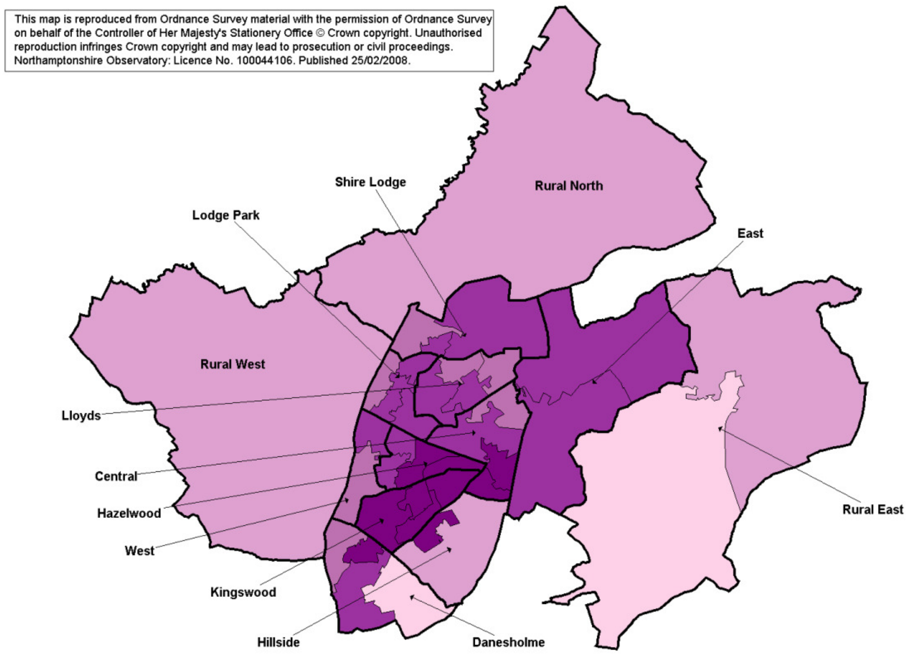
	2004	**2007**	**Change**
Corby	60	66	+6
East Northants	268	269	+1
Kettering	218	226	+8
Wellingborough	189	179	-10

A positive change denotes an overall decrease in deprivation. As shown in the table above, Corby, East Northants and Kettering were identified as being less deprived over the three year period to 2007, with Kettering showing the greatest overall improvement (+8 places in the national ranking). In contrast, deprivation was judged to have increased across Wellingborough over this period, with the Borough falling ten places in the national rankings. However, despite these changes, Corby is identified as the most deprived area of North Northants, ranking 66th overall in the whole of England, albeit, as Table 3 highlights, deprivation decreased across the Borough over the six IMD measures outlined, the only local authority across North Northants to achieve this.

Overall Index of Multiple Deprivation 2007 for Corby and for Kettering by Lower Super Output Area

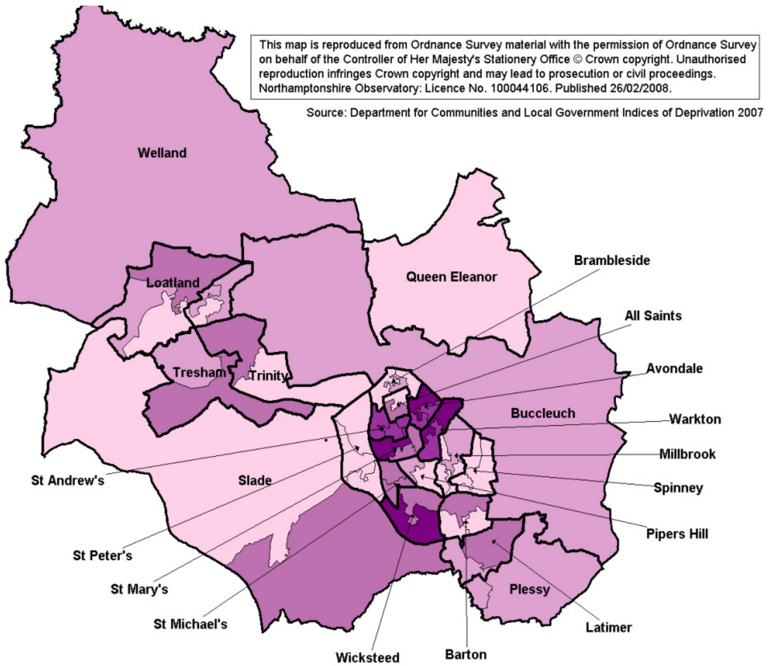
(Source: Northamptonshire Observatory)

Corby Borough



Source: Department for Communities and Local Government Indices of Deprivation 2007

Kettering Borough



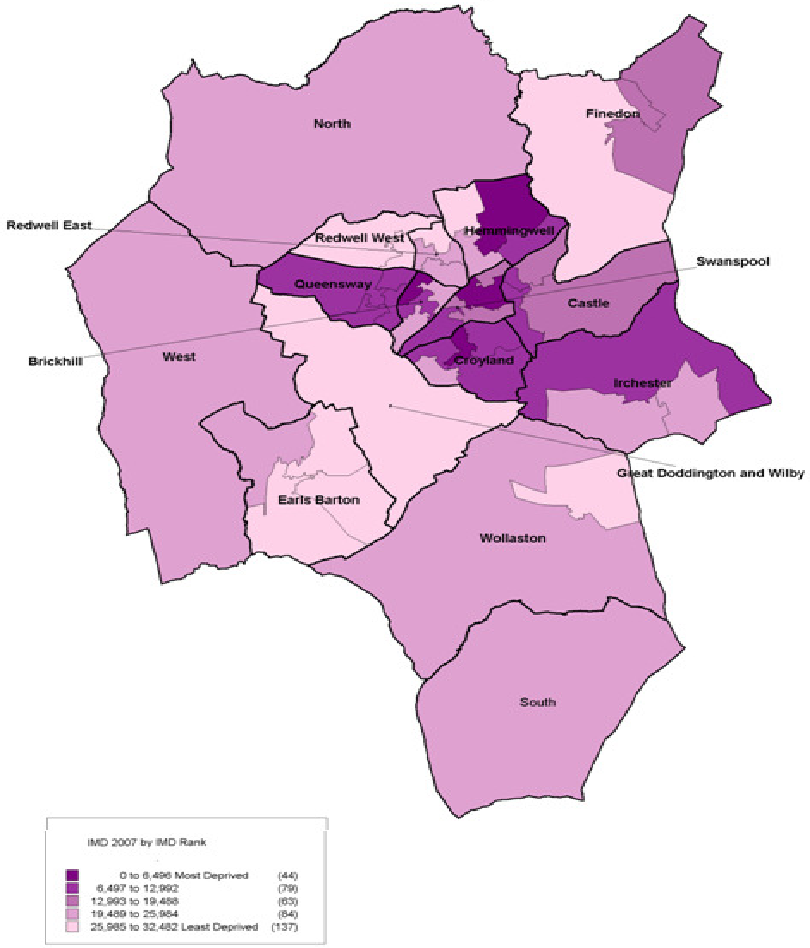
IMD 2007 by IMD Rank

■	0 to 6,496 Most Deprived	(44)
■	6,497 to 12,992	(79)
■	12,993 to 19,488	(63)
■	19,489 to 25,984	(84)
■	25,985 to 32,482 Least Deprived	(137)

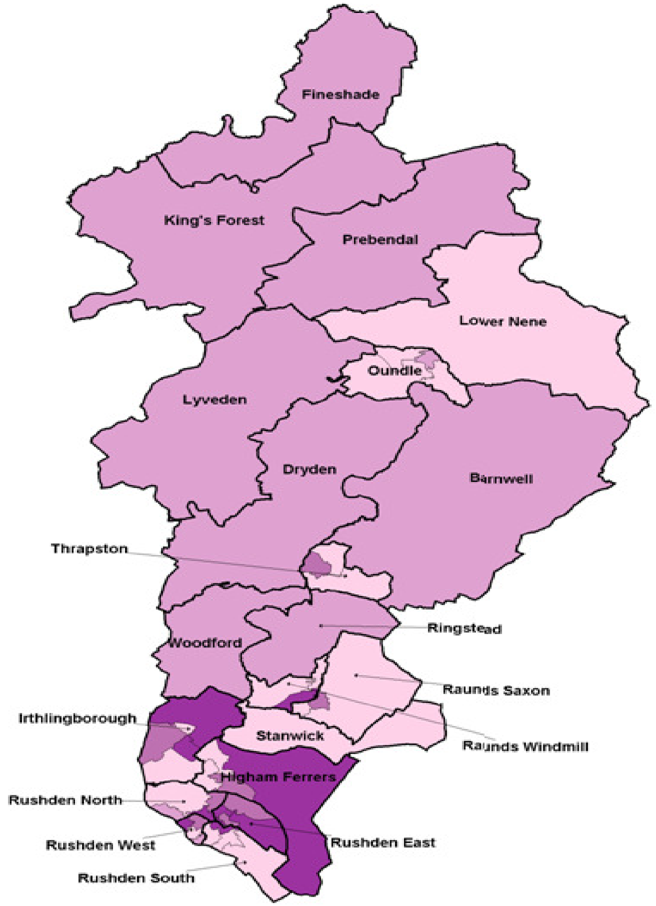
Overall Index of Multiple Deprivation 2007 for Wellingborough and East Northamptonshire by Lower Super Output Area
(Source:Northamptonshire Observatory)

Borough of Wellingborough

Source: Department for Communities and Local Government Indices of Deprivation 2007



East Northamptonshire District



Source: Department for Communities and Local Government Indices of Deprivation 2007

Economy

Earnings by residence 2009

Gross Weekly Pay	Corby (£)	East Northamptonshire (£)	Kettering (£)	Wellingborough (£)	North Northamptonshire Average (£)	East Midlands Average (£)
Male Full-Time Workers	416.10	579.80	502.00	505.30	500.80	504.00
Female Full-Time Workers	391.70	402.60	382.00	336.60	378.23	393.20
Average	**403.90**	**491.20**	**442.00**	**420.95**	**439.51**	**448.60**

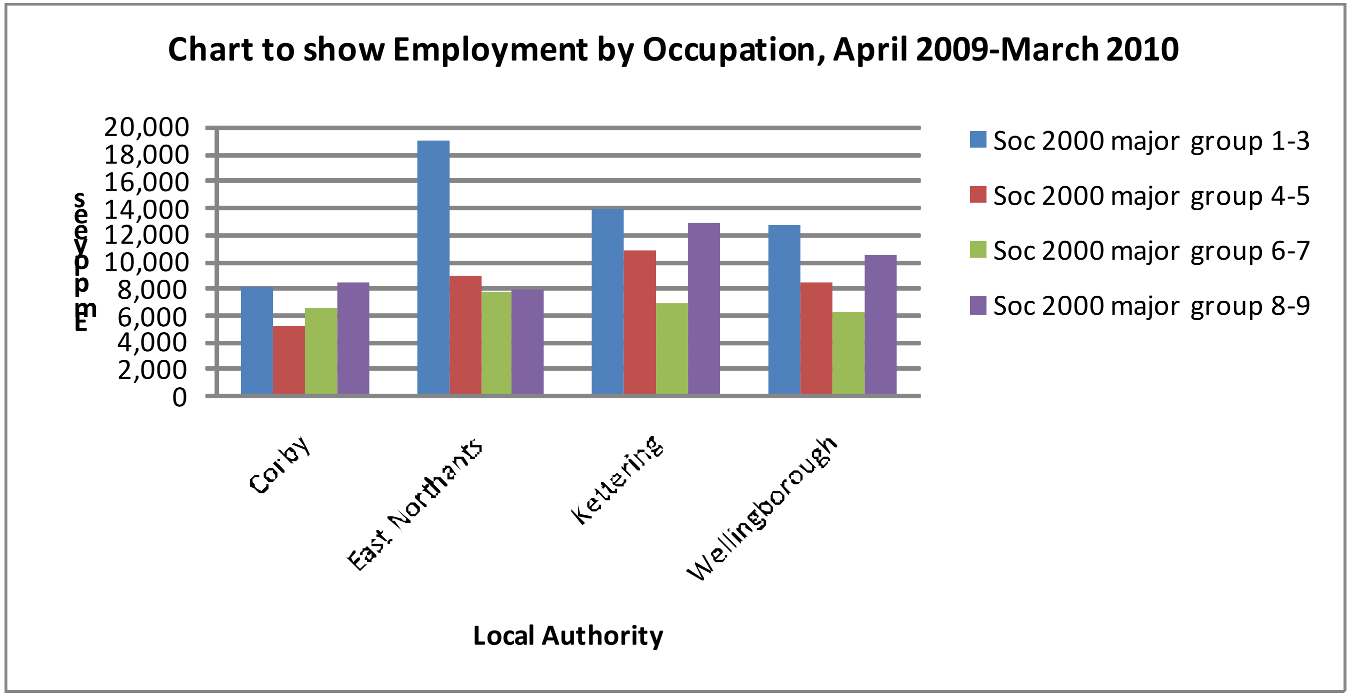
Source: Nomisweb (2010) Earnings by Residence 2009 [Online] Accessed 17.11.2010

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, Male full-time workers living in Corby Borough, at 2009, were paid less than those in the neighbouring Boroughs and Districts of North Northamptonshire and regional averages. Conversely, the equivalent workforce living in East Northamptonshire earns significantly more than its neighbouring and regional boroughs and districts.
In terms of female full-time workers, those living in Wellingborough were earning the lowest amount in terms of gross weekly pay and those living in East Northamptonshire 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, only East Northamptonshire surpasses the regional average – all other local authorities within the area fall below this.

Employment by Occupation: 2009-10

The following chart details the Standard Occupation Classification (SOC) 2000 classifications of employment by occupation for North Northamptonshire, covering the period 2009-10. Within the SOC, jobs are classified in terms of their skill level and skill content, with the highest skilled occupations ranked first.
As the below chart shows, in 2009/10, most employment in North Northamptonshire was within Soc group 1-3, which amounted to 53,900 employees or 34.8% 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. In contrast, the least number of employees is in Soc Group 6-7, which focuses on service industries, with 27,600 employees employed (or 17.8% of the overall workforce).



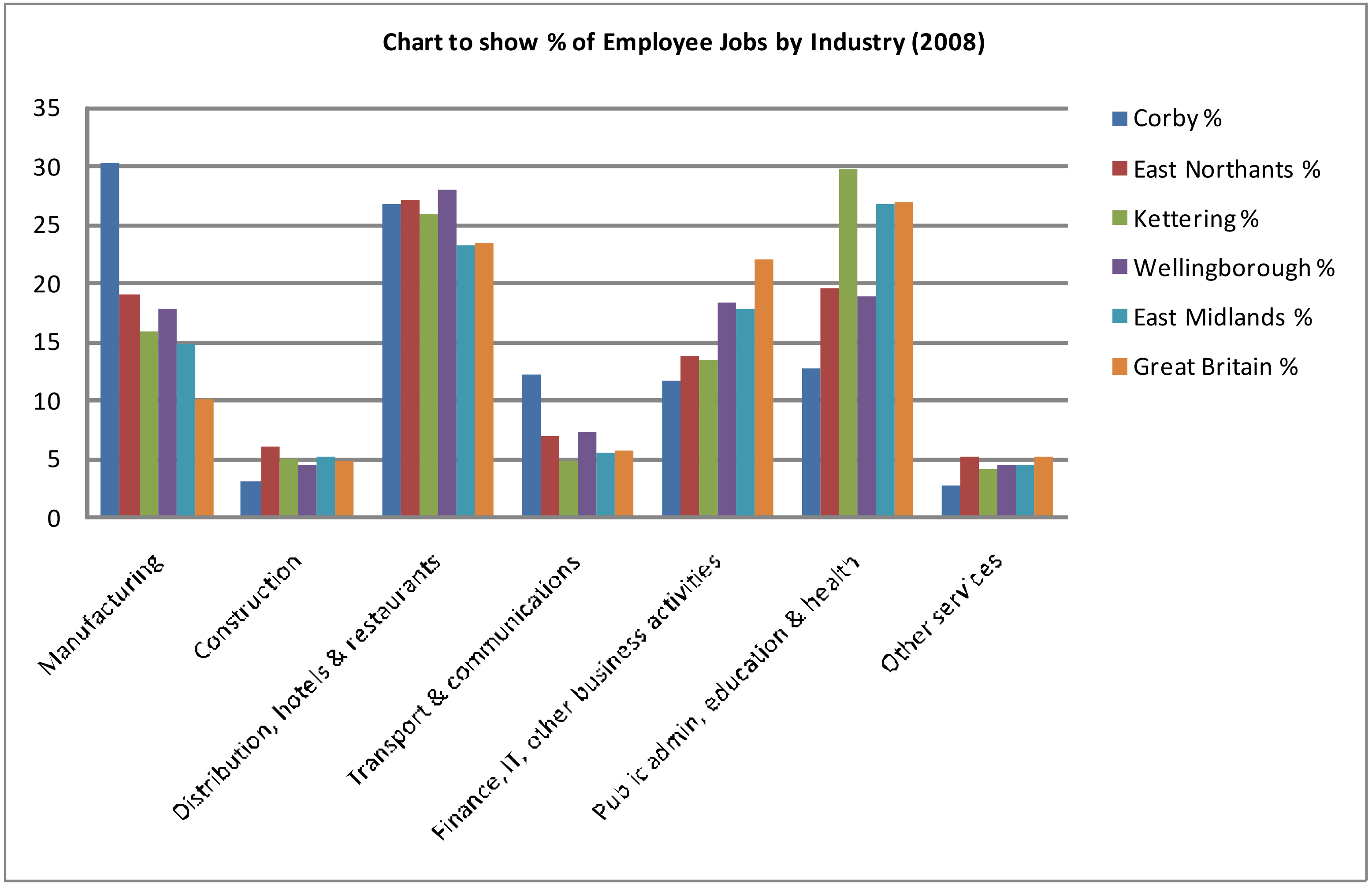
Source: Nomisweb (2010): Employment by Occupation

Table to show Employment by Occupation across North Northamptonshire: April 2009 – March 2010

Employment by Occupation (Apr 2009 – Mar 2010)	**Corby (numbers)**	**Corby (%)**	**East Northamptonshire (numbers)**	**East Northamptonshire (%)**	**Kettering (numbers)**	**Kettering (%)**	**Wellingborough (numbers)**	**Wellingborough (%)**	**North Northamptonshire (numbers)**	**North Northamptonshire (%)**
Soc 2000 major group 1-3	**8,200**	**28.6**	**19,000**	**43.4**	**13,900**	**31.1**	**12,800**	**33.8**	**53,900**	**34.8**
1. Managers & senior officials			6,600	15	5,300	11.9	5,500	14.5		
2. Professional occupations			6,500	14.9	4,900	10.9	3,500	9.1		
3. Associate professional & technical			5,900	13.5	3,600	8	3,900	10.2		
Soc 2000 major group 4-5	**5,300**	**18.6**	**8,900**	**20.4**	**10,800**	**24.3**	**8,500**	**22.3**	**33,500**	**21.63**
4. Administrative & secretarial			3,200	7.3	5,500	12.3	3,700	9.6		
5. Skilled trades occupations			5,700	13.1	5,300	11.8	4,800	12.7		
Soc 2000 major group 6-7	**6,600**	**23**	**7,800**	**17.8**	**7,000**	**15.6**	**6,200**	**16.3**	**27,600**	**17.82**
6. Personal service occupations			4,200	9.7	4,000	9	3,800	10.1		
7. Sales & customer service occupations			3,600	8.2						
Soc 2000 major group 8-9	**8,500**	**29.7**	**8,000**	**18.4**	**12,900**	**29**	**10,500**	**27.7**	**39,900**	**25.76**
8. Process plant & machine operatives	3,500	12.4			4,900	10.9	4,300	11.2		
9. Elementary occupations	4,900	17.3	5,200	11.8	8,000	17.8	6,200	16.4		

Source: Nomisweb (2010): Employment by Occupation

North Northamptonshire: % of Employee Jobs by Industry (2008)



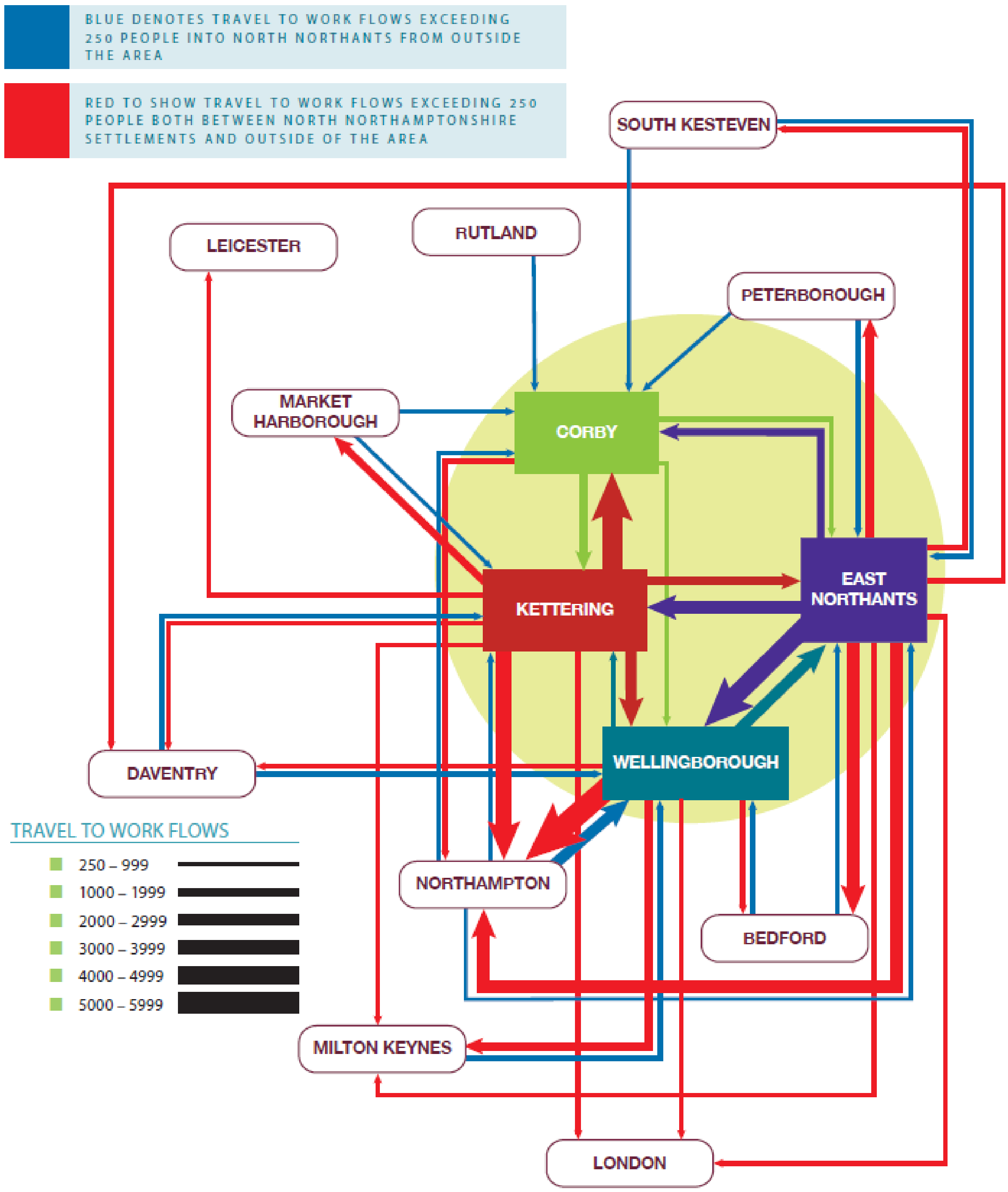
Source: Nomisweb (2010): Employee Jobs

% of Employee Jobs by Industry (2008) – Analysis

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

- Corby has significantly more employees working in **Manufacturing** that the rest of North Northants, albeit the whole area 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 Northants has the most employees in this sector within North Northants and exceeds regional and national averages.
- North Northants 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 of North Northants in the UK context and easy access to national routes.
- Corby has a significant amount of employees working in the **transport and communications sector**, significantly more than the rest of North Northants and regional and national averages, albeit Wellingborough and Kettering also have more employees in this sector than regional and national averages. This is likely to be due to the central location of North Northants in the UK context and easy access to national routes.
- **Finance, IT and other business activities** in Corby, East Northants 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 **public admin, education and health** than both 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 Northants is characterised by Manufacturing, Distribution, 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.

Northamptonshire 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

North Northamptonshire: Housing Stock at 2001

Local Authority	Total Dwelling Stock 2001
Corby	22,710
East Northamptonshire	32,609
Kettering	35,672
Wellingborough	31,018
North Northamptonshire Total	**122,009**

Source: 2001 Census

North Northamptonshire: Housing Stock at 2010

Local Authority	Local Authority (incl. owned by other LAs)	Housing Association	Other Public Sector	Private Sector	Total Dwelling Stock 2010
Corby[13]	4,808	809	0	20,490	26,100
East Northamptonshire	0	4,933	10	31,770	36,710
Kettering	3,812	1,593	5	35,110	40,520
Wellingborough	12	5,848	0	27,390	33,250
North Northamptonshire Total	**8,632**	**13,183**	**15**	**114,760**	**136,580***

*Total stock figures use the census 2001 dwelling count as a baseline, with information on subsequent changes to the dwelling stock collected annually as at 31st March through the Housing Flows Reconciliation form.

Source: http://www.communities.gov.uk/publications/corporate/statistics/lahousing200910

North Northamptonshire: % Increase in Housing Stock, 2001-10

Local Authority	% Dwelling Stock Increase 2001-2010
Corby	14.93 %
East Northamptonshire	12.58 %
Kettering	13.59 %
Wellingborough	7.20 %
North Northamptonshire Total	**11.94 %**

As the above table highlights, every local authority has grown since 2001 in terms of net additions to the housing stock. In absolute terms, Corby has experienced the highest proportion of housing growth 2001-10, (as is expected with being the smallest local authority in North Northants) and Wellingborough the least (7%).

[13] Please Note, Corby Borough Council have advised that they are in the process of reviewing housing stock data (December 2010) and so the above numbers may be subject to change in the future.

House Prices in North Northamptonshire

Average House Prices Jan – March 2010:

Jan - March 2010					
	Detached	Semi-detached	Terrace	Flat	Average
Corby	£205,282	£115,645	£98,828	£58,250	**£121,339**
East Northamptonshire	£251,587	£158,316	£112,532	£94,342	**£171,742**
Kettering	£217,392	£131,639	£98,867	£84,030	**£140,820**
Wellingborough	£202,084	£138,338	£98,043	£92,806	**£144,869**
Average for NN	**£219,086**	**£135,985**	**£102,068**	**£82,357**	

Average House Prices April – June 2010:

April - June 2010					
	Detached	Semi-detached	Terrace	Flat	Average
Corby	£195,123	£127,392	£105,911	£77,411	£132,765
East Northamptonshire	£272,636	£160,151	£127,248	£110,471	£201,463
Kettering	£227,602	£140,366	£122,152	£84,862	£161,598
Wellingborough	£231,123	£136,023	£108,423	£77,411	£155,405
Average for NN	**£231,621**	**£145,513**	**£115,934**	**£87,539**	

% Change in House Prices Jan – June 2010:

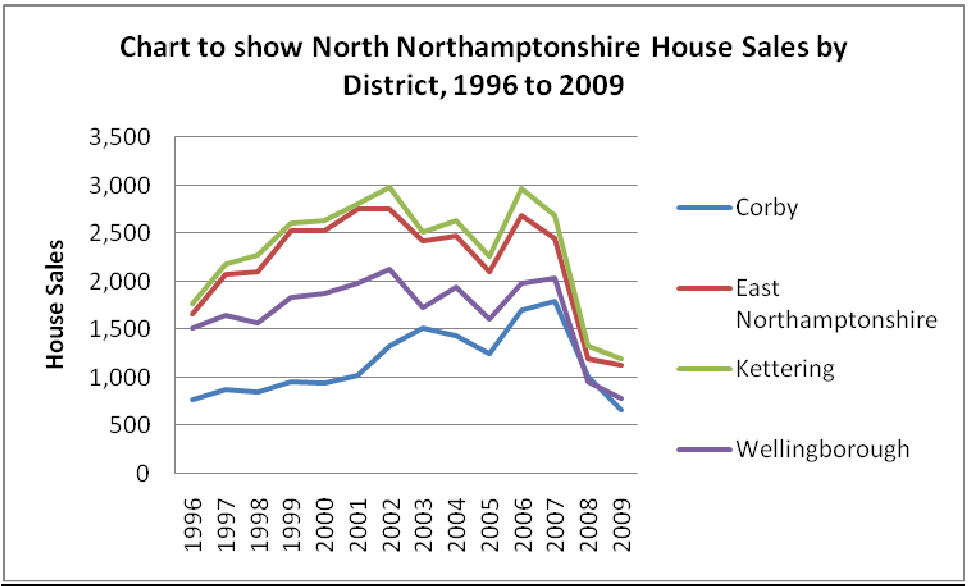
Jan - June 2010: % House Price Change					
	Detached	Semi-detached	Terrace	Flat	Average
Corby	-4.95	10.16	7.17	32.89	11.32
East Northamptonshire	8.37	1.16	13.08	17.10	9.92
Kettering	4.70	6.63	23.55	0.99	8.97
Wellingborough	14.37	-1.67	10.59	-16.59	1.67
Average for NN	**5.62**	**4.07**	**13.60**	**8.60**	

<u>Source</u>: BBC News (2010): UK House Prices: Jan – March 2010 and April – June 2010 [Online] Accessed via http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/html/34ub.stm

As the above data shows, between January and June 2010, both East Northamptonshire and Kettering local authority areas recorded an increase in house prices across all house types. The largest % growth was recorded in flat sales in East Northamptonshire and Terraced housing in Kettering. In Corby, the only recorded fall in house prices was in respect of Detached housing. All other house types have increased in price over this period, particularly flats, where this increase has been the most significant. Across the Borough of Wellingborough, there has been marked price increases in respect of Detached and Terraced housing. In contrast, the price of semi-detached housing fallen slightly and flat prices has fallen significantly.

These changes suggest that demand for housing remains strong across North Northants, albeit perhaps less so for certain house types in some local authority areas (i.e. Corby and Wellingborough). However, it is important to note the possible effects of the current economic recession on these patterns whereby sellers may be accepting reduced prices to instigate a sale. Furthermore, the above only denotes six months worth of data, and does not represent an annual cycle, which may provide further patterns for analysis.

House Sales in North Northamptonshire: 1996-2009



Source: DCLG (2010) – Live Tables on Housing and Housing Market Trends: Table 588: Property Sales based on Land Registry data, by District, from 1996 (Online) http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/

Historically, from 1996 – 2009, Kettering Borough has experienced the highest volume of house sales of all North Northamptonshire local authorities with 32,818 sales. East Northamptonshire has been similarly as popular with local residents, recording 30,830 sales. Corby Borough has seen the least number of house sales over this period, with 16,070 sales. There have been 23,551 house sales across the Borough of Wellingborough over this period.

In terms of sales over the lifetime of the NNCSS (2001-09), average sales in each local authority area increased in comparison with the period 1996-2000. This trend is concurrent with the noted 'housing bubble' over this period whereby property speculation and house purchases were very high.

House Sales Jan – March 2010:

Jan - March 2010					
	Detached	Semi-detached	Terrace	Flat	Total Sales
Corby	21	47	44	8	120
East Northamptonshire	75	78	56	21	230
Kettering	60	77	71	16	224
Wellingborough	47	54	41	8	150
Total for NN	**203**	**256**	**212**	**53**	**724**
Average for NN	**51**	**64**	**53**	**13**	

House Sales April – June 2010:

April - June 2010					
	Detached	Semi-detached	Terrace	Flat	Total Sales
Corby	44	70	49	19	182
East Northamptonshire	124	99	54	8	285
Kettering	93	106	83	8	290
Wellingborough	73	86	62	14	235
Total for NN	**334**	**361**	**248**	**49**	**992**
Average for NN	**84**	**90**	**62**	**12**	

% Change in House Sales Jan – June 2010:

Jan - June 2010: % House Sales Change					
	Detached	Semi-detached	Terrace	Flat	Average
Corby	109.52	48.94	11.36	137.50	76.83
East Northamptonshire	65.33	26.92	-3.57	-61.90	6.70
Kettering	55.00	37.66	16.90	-50.00	14.89
Wellingborough	55.32	59.26	51.22	75.00	60.20
Average for NN	**71.29**	**43.20**	**18.98**	**25.15**	

Source: BBC News (2010): UK House Prices: Jan – March 2010 and April – June 2010 [Online] Accessed via http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/html/34ub.stm

As the above data shows, house sales increased across North Northamptonshire for the period April – June 2010 when compared to the preceding quarter. This is to be expected as house sales typically increase in the spring/summer months. As can be seen, the greatest demand in terms of sales has been for Semi-detached and detached housing across North Northamptonshire. In contrast, flats have seen the least demand of all house types January – June 2010. In terms of overall sales, Corby has had the least number of sales over the first six months of 2010 albeit it is the only local authority to double the number of sales. East Northamptonshire and Kettering recorded an almost identical number of sales over the period January – June 2010 – the highest rates in North Northamptonshire. This suggests that demand for housing is greatest in these two areas. This trend is confirmed by the historic analysis undertaken above in respect of house sales.

In the context of recorded house sale prices discussed previously, East Northamptonshire is consistent in having the highest sale prices – a trend concurrent with the aforementioned levels of demand. Conversely, Corby is lowest in this respect on both counts, albeit trends suggest this is improving.