

NORTH NORTHAMPTONSHIRE AUTHORITIES' MONITORING REPORT

1st April 2017 - 31st March 2018

Contents

Executive Summary

1. Introduction
2. Local Development Scheme
3. Overall Spatial Strategy
4. Economy and Town Centres
5. Housing
6. Assessment of Housing Land Supply, 2019-24
7. Environment
8. Infrastructure

Appendices

- A. Local Authority Housing Trajectories assessing past and projected performance relative to the Joint Core Strategy, 2011-31
- B. Calculation of the five year housing land requirement relative to the JCS, 2019-24
- C. Local Authority Housing Site Schedules
- D. Average House Prices – 1st April 2017 – 31st March 2018

List of Tables

1. Distribution of Housing Development, 2011-31, by settlement category
2. Housing Completions by Local Authority, 2016/17-2017/18
3. The number and % of new developments built on Brownfield land by LPA 17/18
4. Total amount of additional employment floorspace by type
5. Total amount of employment floorspace on previously developed land – by type
6. Employment Land Available by Type
7. B-class employment areas lost to other (non-B) uses 17/18
8. The number and scale of retail developments approved outside of the defined town centre areas
9. Number of office developments allocated/consented/completed at growth towns 17/18
10. Number of rural employment sites allocated/consented/completed within the rural areas 17/18
11. Number and scale of new logistics operations by location 17/18
12. Number of training schemes secured through new development and S106 agreements
13. Reporting on farm diversification and conversion of redundant buildings for employment and tourism related development 17/18
14. Net job provision and number of net additional jobs provided by LPA on annualised basis
15. Plan period and housing targets
16. Net additional dwellings for (a) previous years and (b) the reporting year
17. Net additional dwellings – in future years
18. New additional pitches (Gypsy and traveller) 2017/18
19. New additional permanent pitches by year (2011-18)
20. Gross affordable housing completions 2017/18
21. Gross affordable housing completions by settlement 2017/18

22. The number and type of affordable and market homes permitted and/or built through application of Policy 13 in the rural area, by settlement and LPA 17/18
23. Number of dwellings permitted and/or built in the open countryside for rural workers to support the vitality and viability of the rural economy, by settlement and LPA
24. Reporting on the provision of designated, sheltered and extra care accommodation for older households 17/18
25. No. of developments approved and completed with SuDS (including Green Roofs and Rainwater Harvesting)
26. Number of planning permissions granted contrary to EA advice by LPA 17/18
27. Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
28. Residential development permitted in Flood Zones 2 and 3
29. Permitted and Installed Capacity of Renewable Energy Schemes 2017/18 (MW)
30. Consented (permitted and installed) Solar PV applications
31. Renewable energy technologies secured through new logistics operations 17/18
32. Number of developments assessed by local design surgery review 17/18
33. Grade I, II* and II Listed Buildings October 2018
34. Grade I, II* and II Buildings at Risk October 2018
35. Reporting on size and type of development in the area of tranquillity
36. JCS Table 8 (2018 updates)
37. SUE housing completions
38. Average house prices April 2017 – March 2018
39. Change in average house price 2016/17 to 2017/18
40. Total number of houses sold by LPA
41. Change in number of houses sold by LPA

List of Charts and Figures

- Figure 1 – North Northamptonshire Local Development Scheme
- Figure 2: Progress of the development of the SUEs/Garden Communities and other key strategic sites
- Chart 1 – Comparison of the JCS distribution of housing development to actual rates recorded
- Chart 2 – Distribution of net housing development 2011-18, by Local Authority Area
- Chart 3 – Average house sale prices April 2017 – 31st March 2018

Executive Summary

This is the tenth joint Authorities' Monitoring Report (AMR) prepared by the North Northamptonshire Joint Planning and Delivery Unit on behalf of the constituent local planning authorities of Corby, East Northamptonshire, Kettering and Wellingborough. It covers the monitoring year 2017/18 and reports progress on the implementation of the area's Local Development Scheme and attainment of policies within the North Northamptonshire Joint Core Strategy (JCS) (adopted in July 2016).

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

Sections 3-8 provide an update on JCS implementation through a range of indicators covering key policy areas including the spatial distribution of development, the economy, housing (including an assessment of the five year supply of housing land), the environment and infrastructure. Last year's report was the first that fully utilised the monitoring framework within the JCS and so now direct comparisons can be made within this 17/18 report and where appropriate will make comparisons with reports pre-existing this where monitoring outputs are extant.

Through the indicators within, the AMR needs to outline local performance/changes with commentary as to why these have been noted. Since the first joint AMR (covering 2008/09), the effect of the recession has been identified as a key factor in respect of local performance against a range of indicators – most notably the effects on housing and economic indicators. However, almost 10 years on and as the economy slowly recovers, the effects of the recession may be beginning to reverse as housing development begins to pick up again. Despite this, as always there are economic uncertainties that could cause instability again within the housing market and as well as have an impact the delivery of infrastructure.

Monitoring Indicator	Indicator Source	Relevant JCS Policy	Indicator Policy Target	Performance			
				Year	Result	Target Met 17/18?	Recent Trend
% of residential development at Growth Towns	JCS	29	67%	2016/17	52%	N	↑
				2017/18	54%		
% of residential development at Market Towns	JCS	29	23%	2016/17	30%	Y	→
				2017/18	30%		
% of residential development at Villages	JCS	29	4%	2016/17	9%	N	→
				2017/18	9%		
% of residential development in Rural Areas	JCS	29	6%	2016/17	9%	N	↓
				2017/18	7%		
The number and % of developments built on Brownfield Land by LPA	JCS	6	No specific target set	2016/17	31%	N/A	↑
				2017/18	37%		
Total amount of additional employment floorspace provided annually (net)	JCS	22	No specific target set	2016/17	27,401.5m ²	N/A	↑
				2017/18	71,363.8m ²		
Total amount of additional employment floorspace	JCS	22	No specific target set	2016/17	45%	N/A	↑
				2017/18	54%		

provided on PDL							
The quantum and scale of retail developments approved outside of the defined town centre areas	JCS	13	No specific target	2016/17 2017/18	33,869m ² 4,294m ²	N/A	↓
Number and scale of new logistics operations by scale	JCS	24	No specific target	2016/17 2017/18	14,193m ² * 60,978.5m ²	N/A	↑
No. of net additional jobs provided by LPA on an annualised basis	JCS	23	31,100 net increase in jobs 2011-31 (1,555 p.a)	2016 2017	+8,700 +3,900**		↓
Net additional dwellings in previous years (2011-18)	JCS	29	2011-2031 Plan requirement 35,000 (40,000)	2011-2018 Plan requirement: 12,250 net dwellings	2011-18 net dwellings completed (actual): 11,044	N	↓
Net additional dwellings for the reporting year (2016/17)	JCS	29	2016/17: (JCS Annual Requirement)	2016/17 JCS annual requirement: 1,750 net additional dwellings	2017/18 net dwellings completed (actual): 1,812	Y	↑
Net additional dwellings in future years (2018/31)	JCS	29	2018-31: (JCS Table 4)	2018-2031 requirement: 22,750 net dwellings	2018-2031: 32,554 net dwellings	Y	↑
Provision of gypsies, travellers and travelling show people plots, residential and transit pitches relative to Table 7 targets	JCS	31	In accordance with GTAA	2016/17 2017/18	3 pitches 11 pitches		↑
The number/% of Affordable Homes provided as per the	JCS	30	30% affordable in Growth and Market Towns (Urban), 40%	2016/17 2017/18	Urban: 27% Rural: 16%	N	↓

provisions of Policy 30			affordable in rural areas		Urban: 24%		
					Rural: 4%		
Deliverable Housing Supply (Corby)	JCS	28	5 Year supply of deliverable housing land (+20% buffer)	2016/17: 5.02 years	2017/18: 5.3	Y	↑
Deliverable Housing Supply (East Northants)	JCS	28	5 Year supply of deliverable housing land (+5% buffer)	2016/17: 6.20 years	2017/18: 6.28	Y	↑
Deliverable Housing Supply (Kettering)	JCS	28	5 Year supply of deliverable housing land (+5% buffer)	2016/17: 6.78 years	2017/18: 6.98	Y	↑
Deliverable Housing Supply (W'boro)	JCS	28	5 Year supply of deliverable housing land (+5% buffer)	2016/17: 6.67 years	2017/18: 7.47	Y	↑
Permitted and completed renewable energy installations by type and area	JCS	26	No specific target set	2016/17	25.35MW	N/A	↓
				2017/18	(Negligible)		

*This figure as shown in the 2016/17 AMR has been found to be incorrect post its publication, this is the actual figure.

**The corresponding figures in this table shown in the 2016/17 AMR represent the overall job numbers for North Northamptonshire, upon reflection it is felt that it is more suitable to show the annual change.

1. Introduction

- 1.1 This Authorities' Monitoring Report (AMR), formerly known as the Annual Monitoring Report, has been produced by the North Northamptonshire Joint Planning and Delivery Unit (NNJPDU) on behalf of our partner local authorities. This reports on local activity and changes recorded between 1st April 2017 and 31st March 2018 regarding the implementation of the Local Plans of the NNJPDU and its four partner authorities. This is the tenth AMR produced for the area and it broadly follows the structure established in previous reports to ensure a consistency of approach and enable meaningful cross-referencing and comparative analysis to be undertaken. As outlined in previous AMRs, a number of legislative and regulatory amendments have been made to the Planning system which impacts directly on the monitoring reporting process, albeit the duty to monitor still remains. Historical context and key changes are outlined over the remainder of this section with details provided as to how North Northamptonshire is adhering to these.

Regulatory and Legislative Context

- 1.2 The Planning and Compulsory Purchase Act 2004 ("the Act") establishes the need for local planning authorities to undertake Monitoring to provide a 'feedback loop' within the policy-making process in order to establish what is happening now and what may happen in the future relative to existing plan policies and targets. Section 13 of the Act requires local planning authorities to keep under review matters which may be expected to affect the development of their area or the planning of its development. Such matters include land use, population, economic, social and environmental characteristics. Section 35¹ of the Act requires local planning authorities to make an annual report which provides information on the implementation of the local development scheme and the extent to which policies set within local development documents are being achieved. Additional legislation also exists which supplements the Act and provides further detail on the production of this annual report – namely Regulation 17 of the Environmental Assessment of Plans and Programmes (SEA) Regulations 2004 and Part 8 of the Town and Country Planning (Local Development) (England) Regulations 2012.
- 1.3 The 2010/11 AMR outlined a number of legislative and regulatory amendments which were being introduced within the planning system as part of the agenda of the coalition Government. Since this AMR was published, the majority of these procedural changes have come into force. There have, however, been additional changes introduced in the intervening period that change the statutory framework under which monitoring reports are prepared.
- 1.4 In March 2012 the National Planning Policy Framework (NPPF) was published. This framework outlined planning policies that are applicable to England and represents a major consolidation of planning guidance². The Government made these changes to reduce administrative

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

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

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

- 1.5 As a result of its relative brevity, the NPPF inevitably contained less direct provisions in terms of Monitoring although it still stressed the importance of reviewing performance to help identify changing circumstances which could trigger a partial/full review of Local Plans. Since the NPPF's revision in July 2018, there is even less of a reference to monitoring performance thus giving council's more freedom to monitor what they please, taking into account the regulations provided in other government regulations of course (as detailed below).
- 1.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force from April 6th 2012 and changed the name of the Annual Monitoring Report to *Authorities' Monitoring Reports*. Furthermore, these regulations specify a minimum content against which authority monitoring reports must provide updates against. These can be summarised as below:
 - Report progress on the timetable and stage of preparation each of the documents specified in the local development scheme has reached, including reasons where timetables are not being met;
 - Identify any policy specified in a Local Plan which is not being implemented and state why this is not being implemented;
 - Report on the relevant number of net additional dwellings (including affordable dwellings) provided in both the reporting year and since the relevant Local Plan Policy was adopted;
 - Details of any neighbourhood development order or neighbourhood development plan; and;
 - Information on the implementation of the Community Infrastructure Levy (CIL) (where CIL is being collected).
- 1.7 As highlighted in the 2011/12 AMR, the Government removed local plan monitoring guidance (which had informed the preparation of AMRs) and advised it was now a matter for local authorities to decide what information to include in their monitoring reports (as long as these were prepared in accordance with UK and EU legislation⁶).
- 1.8 To aid with this transition, the Planning Advisory Service issued '*Monitoring that matters: towards a better AMR*' in April 2011. This document emphasises that local authorities are responsible for their own performance management and are accountable to the public in demonstrating how the activities of planning services are helping deliver real outcomes in their area (e.g. houses built, jobs created etc.) This guidance proposes the use of indicator bundles that 'tell a story'. For example, a range of housing indicators may be 'bundled' together to provide a more rounded picture of changes in a locality than the good news that each individual indicator is on track. It also advocates the efficient use of data and data-sharing between organisations. The principles espoused through this document have been considered accordingly and, alongside the new legislative requirements, are reflected within the remainder of this AMR.

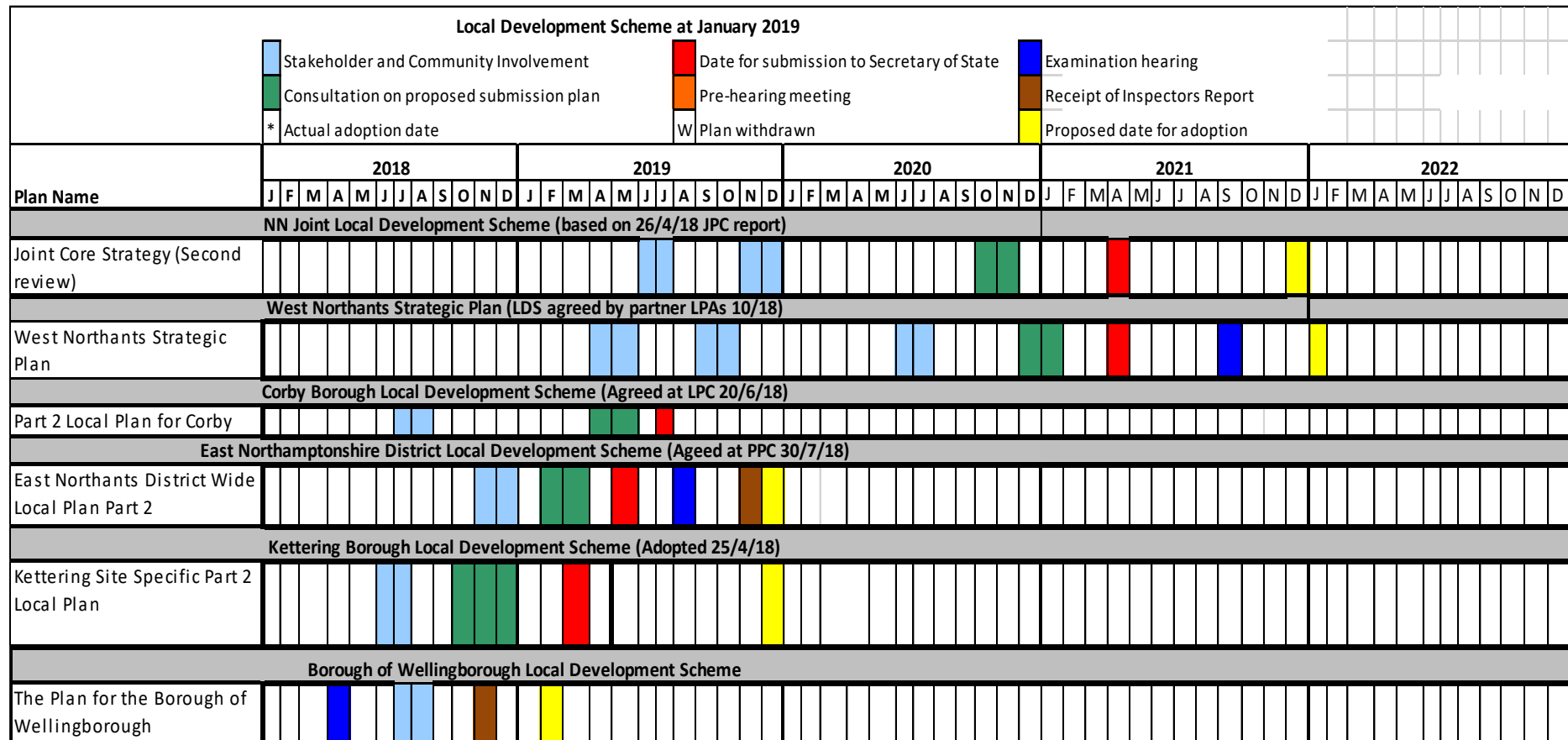
- 1.9 On a cumulative basis, these changes highlight the need for local authorities to continue monitoring progress on the implementation of Local Plans and the role the planning service plays in facilitating change locally.
- 1.10 As of January 2018 amendments to the Neighbourhood Planning Act brought into effect provisions under sections 8(1) and 8(3) that requires local planning authorities to identify the strategic priorities for the development and use of land in their area.

Joint Core Strategy (JCS)

- 1.11 Through AMR production, and the feedback loop this provides, it was possible to gauge the extent to which CSS policies were or were not working. This, along with other factors helped facilitate the production of a replacement Part 1 Local Plan for the area, the Joint Core Strategy (JCS). Following an independent examination in November 2015; the JCS was formally adopted in July 2016. As part of the JCS an entirely new set of indicators are now established as part of the overarching Monitoring Framework for North Northamptonshire, these can be observed in the Table 9 of the JCS. The 16/17 AMR was the first that solely used targets set out in the JCS rather than the CSS.
- 1.12 With the introduction of the JCS and the new Monitoring Framework this ultimately meant that new data sets have been acquired that differ to those gathered in AMRs prior to the 16/17 year. This therefore also means that comparisons with much of the data provided in AMRs that predate this are difficult to make where there are differences. However now as a baseline has been established in the 16/17 report, this AMR can start to look at immediate comparisons. Datasets that have always been consistent through all ten joint AMRs will continue to be monitored in the same way, such as housing delivery and employment floorspace. Around 20 of the 70 monitoring indicators in the current JCS framework are extant from the previous iteration.
- 1.13 Further to this, due to the extensive list of monitoring indicators it was agreed amongst monitoring officers that not all will need to be reported on annually and it will be more suitable to report on certain indicators less frequently, i.e. two yearly. This gives certain development, which can be slow to come forward, a chance to make significant progress that will be worth reporting on, this is mainly applicable to some indicators within the infrastructure and green infrastructure bracket. Additionally it was agreed that some of the indicator outputs crossover and potentially create duplication, therefore some amalgamation of data outputs will be necessary to make the report more readable – this is particularly appropriate for indicators that yield qualitative data, primarily green infrastructure.

2. Local Development Scheme

Figure 1: North Northamptonshire Local Development Scheme at January 2019



Current Situation

North Northamptonshire

- 2.1 The North Northamptonshire Joint Planning & Delivery Unit (JPDU) has now formally adopted the Joint Core Strategy (JCS). The plan went through public examination by the Planning Inspectorate, during Public hearings held at East Northamptonshire Council between the 17th and 27th November 2015. Subsequent to this, a consultation on the Main and Minor Modifications to the submitted plan took place between 3rd and 17th March 2016. The Inspectors report was received in the early part of summer 2016 and adoption of the JCS followed in July. The JCS replaced the 2008 Core Spatial Strategy (CSS) in its entirety.
- 2.2 As outlined in previous AMRs, the JCS had been in production for a number of years, with a ten week consultation held on an Emerging Draft Plan between August and November 2012 to gather initial feedback on draft policies and sites. Progress on the plan was interrupted due to the call-in inquiry of the Rushden Lakes scheme and the subsequent agreement of the Joint Planning Committee to delay finalisation of the plan until the Secretary of State's decision was issued. In the interim, in order to progress those areas of the Plan considered unaffected by this development, work continued and a non-statutory consultation was held on key areas, including housing and employment sites, between August and October 2013.
- 2.3 In June 2014 the Secretary of State approved the Rushden Lakes Scheme and the JPU and partners had the all clear to finalise the JCS as a result. This culminated in a 6 week consultation on the Pre-Submission draft plan between January and March 2015 and a further 6 week Focused Changes consultation that took place across June/July 2015. This was followed by a two week Public Examination of the plan in November 2015. There was then a 6 week consultation on the Main and Minor modifications to the submitted plan which took place in February 2016 and as mentioned above following the Inspectors final report the adoption of the JCS was completed in July 2016.
- 2.4 Regulation 10A of the Town and Country Planning Regulations 2012 states that reviews at least every five years are a legal requirement for all local plans and the revised NPPF (para 33) now states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan. Taking this into account the Joint Planning Committee agreed in April 2018 that a review for the need of updating the JCS should be completed in early 2019/20.

Corby

- 2.5 Since the last AMR, the Council is continuing to progress with the preparation of the Part 2 Local Plan for Corby. At the time of writing there has now been a consultation on the Emerging Draft Options, running from 2nd July – 28th August 2018 and an overview of responses are being taken to Planning Policy Committee with the view of progressing to the next stage of plan preparation. In terms of the LDS the council then aims to publish its pre-submission Plan in April/May 2019 for consultation to then submit to the Secretary of State in July 2019.

East Northamptonshire

- 2.6 After agreeing various chapters through the Planning Policy Committee, the replacement District Wide Part 2 Local Plan for East Northants is now out for consultation in draft form from 2nd November – 17th December 2018. The council's LDS which was agreed in July 2018,

sets out that the publication of the pre-submission Plan will be in February/March 2019 to then submit to the Secretary of State in May 2019 and examination expected in August 2019. Dependent on any delays this could then mean the Plan is adopted by the end of 2019.

Kettering

- 2.7 The Kettering Town Centre Area Action Plan was adopted on 6th July 2011 following examination by an independent Inspector. The period of the Plan is 2011 – 2021. It is proposed that this Plan will be reviewed when the Local Plan Part 2 is adopted.
- 2.8 Kettering Borough Council has now consulted on its draft Part 2 Plan (22nd June – 3rd August 2018). The LDS states that a pre-submission consultation will take place late 2018, however this could slip until early 2019. Submission to the Secretary of State is earmarked for March 2019 to then go to examination in June 2019, with the aim of adopting the Plan by the end of the same year.

Wellingborough

- 2.9 At the time of writing, The Plan for the Borough Council of Wellingborough (PBW) is now awaiting the return of the inspector's report, after the examination hearings held in April 2018. It is hoped that the Plan will be ready for adoption in early 2019.

Local Development Scheme

- 2.10 A graphical summary of these updates is available above in Figure 1. However it must be noted that this is the position of the LPAs at the time of data collection at the end of 2018 and may not be reflective of the council's position at the time of this report's publication. For the most up to date information, please refer to the respective council's directly.

Duty to Cooperate

- 2.11 Duty to cooperate is set out in planning legislation and includes activities such as the preparation of development plan documents and other local development documents. The JPDU has cooperated with a number of adjoining local planning authorities, including the four that make up the North Northamptonshire area, as well as other prescribed bodies, on a variety of issues throughout the reporting year.

3. Overall Spatial Strategy (Adopted Joint Core Strategy)

- 3.1 Adhering to NPPF guidance the following section has been produced relative to the provisions of the North Northamptonshire Joint Core Strategy (JCS) which was adopted in July 2016. This represents a change of approach to previous AMRs where analysis has been undertaken relative to the strategic framework of the 2008 Core Spatial Strategy (CSS).
- 3.2 Through the JCS the strategic objective is for North Northamptonshire to deliver a minimum of 35,000 net additional dwellings between 2011-2031, with the quantum and distribution of this new housing aligned to the role identified for the respective settlements. Table 1 and Chart 1 overleaf provide further detail on this, including how much new housing has been delivered since 2011.
- 3.3 This section also outlines other spatial changes such as those developments that have been built on brownfield land. Additionally data obtained using GIS methods is usually presented in this section to show the relation of housing developments and their proximity to nearby services and amenities, this acts as a way of monitoring Policy 7 of the JCS which states that development should support and enhance community services and facilities, however due to a lack of GIS resource at the time of data collection this has not been included in this year's report. It is hoped this can be resumed in the 18-19 report.
- 3.4 A summary of the findings are presented at the end of this section.

Table 1: Distribution of Housing Development, 2011-31, by settlement category						
District/Borough	Settlement/Area	Indicative Housing Requirement 2011-31 (net)	Recorded Housing completions 2011-17 (net)	Recorded Housing completions 2017-18 (net)	Total 2011-18 (net)	JCS Residual Requirement 2018-31 (net)
CORBY						
Growth Town	Corby	8,290	1,764	556	2,320	5,970
New Village	Little Stanion	790	565	27	592	198
Rural Area	Corby Rural	120	85	14	99	21
Corby Totals		9,200	2,414	597	3,011	6,189
KETTERING						
Growth Town	Kettering	6,190	1,114	287	1,401	4,789
Market Towns	Burton Latimer	1,180	884	117	1,001	179
	Desborough	1,360	345	18	363	997
	Rothwell	1,190	250	67	317	873
Rural Areas	Kettering Rural	480	146	6	152	328
Kettering Totals		10,400	2,739	495	3,234	7,166
WELLINGBOROUGH						
Growth Town	Wellingborough	5,750	1142	140	1282	4,468
Villages	Earls Barton	250	133	90	223	27
	Finedon	150	80	12	92	58
	Irchester	150	9	10	19	131
	Wollaston	160	39	5	44	116
Rural Area	Wellingborough Rural	540	101	17	118	422
Wellingborough Totals		7,000	1,504	274	1,778	5,222
EAST NORTHAMPTONSHIRE						
Growth Town	Rushden	3,285	851	102	953	2,332
Market Towns	Higham Ferrers	560	285	73	358	202
	Irthlingborough	1,350	279	4	283	1,067
	Raunds	1,060	262	125	387	673
	Thrapston	680	163	76	239	441
	Oundle	645	308	27	335	310
Rural Areas	East Northants Rural	820	427	39	466	354
East Northants Totals		8,400	2,575	446	3,021	5,379
NORTH NORTHAMPTONSHIRE						
Growth Towns		23,515	4,871	1,085	5,956	17,559
Market Towns		8,025	2,776	507	3,283	4,742
Villages		1,500	826	144	970	530
Rural Areas		1,960	759	76	835	1,125
North Northants Totals		35,000	9,232	1,812	11,044	23,956

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

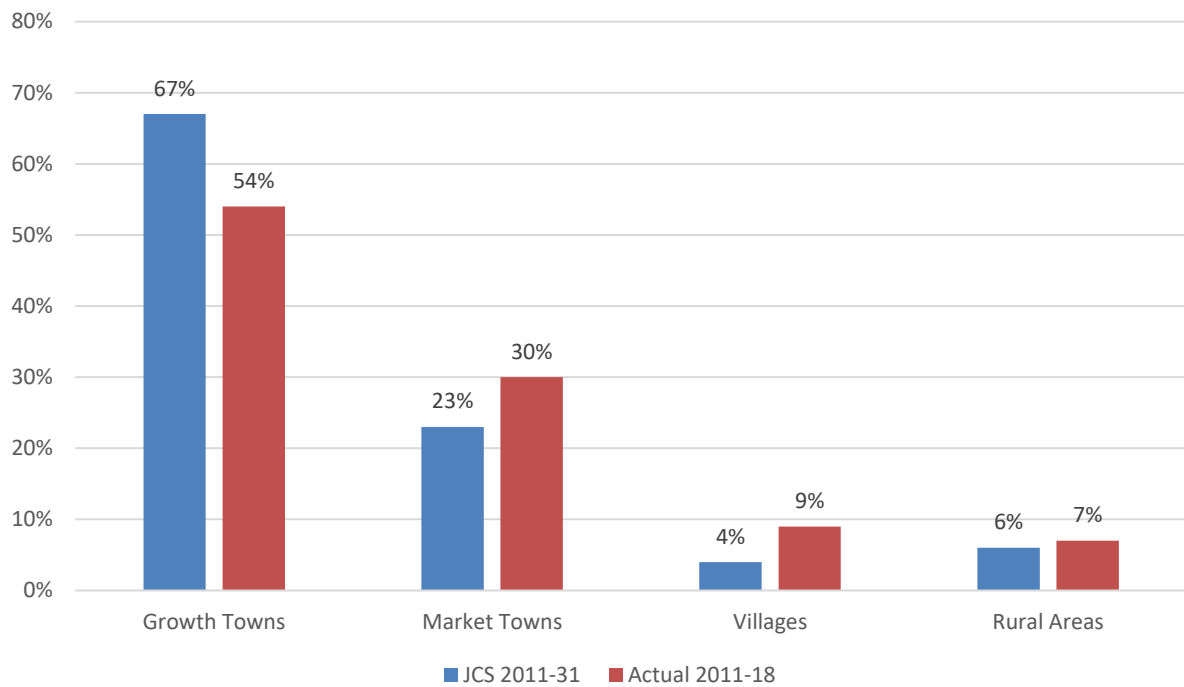


Chart 2: Distribution of net housing development 2011-18, by Local Authority Area

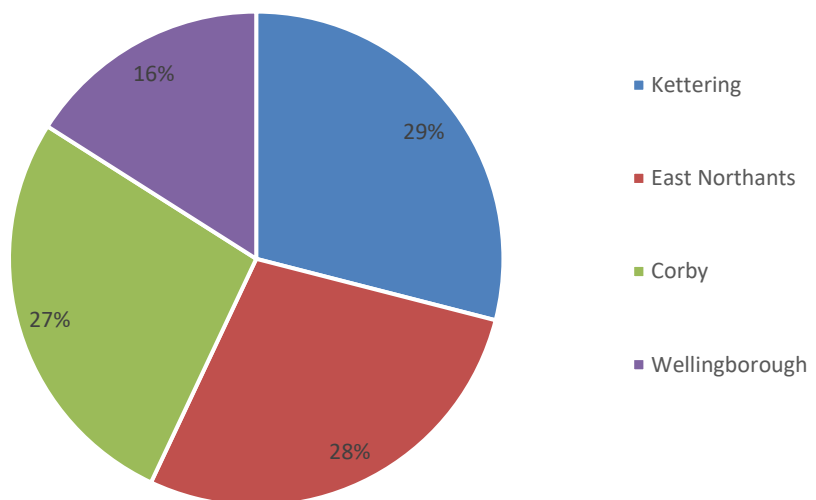


Table 2: Housing Completions by Local Authority, 2016/17-2017/18 (Policy 29)

Local Authority	Net Completions 2016/17	Net Completions 2017/18	Annual % change on the preceding year	Average Annual Housing Completions 2011-2017
Corby	349	597	71%	402
East Northants	806	446	-45%	429
Kettering	706	495	-30%	457
Wellingborough	247	274	11%	251
North Northants	2,108	1,812	-14%	1,539

Table 3: the number and % of new developments built on Brownfield land by LPA 17/18

		Housing (units)
Corby	No. delivered	597
	No. on Brownfield	119
	% on Brownfield	20%
East Northamptonshire	No. delivered	446
	No. on Brownfield	241
	% on Brownfield	54%
Kettering	No. delivered	495
	No. on Brownfield	150
	% on Brownfield	30.3%
Wellingborough	No. delivered	274
	No. on Brownfield	152
	% on Brownfield	55.5%
North Northamptonshire	No. delivered	1,812
	No. on Brownfield	662
	% on Brownfield	37%

Overall Spatial Strategy Summary

- 3.5 From Table's 1 and 2 it can be seen that one of the headlines for this year regards the overall housing completion figure for North Northamptonshire; the area saw 1,812 net completions in 17/18 which is a decrease on 16/17 of 14% where the figure was 2,108. This decrease was largely down to falling completions rates within East Northants and Kettering, which were down 45% and 30% on last year's figures respectively. This was probably expected given the abnormally high delivery rates observed last year, it's possible a number of the bigger sites have now largely been built out, despite this East Northants still just exceed their annual JCS target. Despite the overall decrease, Corby saw a significant increase in completions of 70% totalling at 597 units delivered overall this being their highest on record and therefore exceeding its JCS annual target, this can be largely attributed to increased delivery rates at the two primary SUEs of Priors Hall and Weldon Park. Wellingborough delivered 274 units in 17/18 which an improvement on last year's figures by 11%.
- 3.6 In terms of the rural/urban split there is a minimal change compared to what is shown in the 16/17 AMR. There is a slight increase in the Growth Town share of the split (52% up to 54%) and as a consequence a slight decrease in the Rural Area share (9% down to 7%); this links to the above on housing completions per LPA, in that this change is as a direct result of higher completion rates in the more urban authorities, particularly Corby and a significant decrease in the most rural LPA – East Northants.
- 3.7 As guided by Policy 6, the amount of housing built on Brownfield Land is recorded as part of the AMR. In 2017/18 37% of all new housing built in North Northamptonshire was developed on Brownfield land this is an increase of 6% on the previous year. Wellingborough and East Northants lead the way on this, both with 55.5% of their housing being developed on PDL. Kettering (30%) and Corby (20%) have lower percentages but both improve on their previous year's figures, in fact only Wellingborough saw a decrease in overall development delivered on PDL. Data on employment land developed on PDL is available in Chapter 4 - Economy.
- 3.8 In conclusion, the rural/urban split remains similar to what was observed in the previous AMR. Clearly when looking at the likes of Chart 1, there remains an imbalance in terms of where growth is taking place compared to what is expected in the JCS. Market towns still have a significant share of the overall growth in North Northamptonshire despite the overall decrease in delivery within these settlements. There has been a minimal increase in the share of delivery seen at the Growth Towns and therefore a slight decrease seen in delivery in the Rural Areas as explained in para 3.6. It would be logical to anticipate that the Growth Towns are to see further incremental increases in the coming years as delivery at the major SUEs starts to increase and there are early signs this is beginning to finally happen (see Chapter 8, Figure 2). Market Towns have become areas to fall back on where delivery has been less than anticipated in the Growth Towns. Unfortunately not all LPAs have this option, i.e. Wellingborough and Corby who have struggled to keep up with the delivery rates of Kettering and East Northants in previous years as they have no market towns. As observed in previous years it is clear that the majority of developments are being provided on Greenfield Land, with the dataset shown in Table 3 evidencing that 37% of all housing development is being brought forward on PDL which is a positive increase on last year, while 54% of employment land is being developed on PDL (Table 11, Chapter 4), both of which are improvements on 16/17. As mentioned the JCS does not set specific targets on developments on PDL, but Policy 3 seeks to maximise the delivery of development on suitable PDL.

4. Economy

- 4.1 The JCS aims to make North Northamptonshire more economically self-reliant by achieving a sustainable balance between local jobs and workers and a more prosperous and diverse economy. It seeks to accomplish this through planning for enough jobs to match the forecast growth in labour (the target set for job numbers by 2031 is 31,000). In addition it also aims to ensure the right amount and type of employment land is available in locations that balance the demands of the market with the capacity of infrastructure and the need to protect and where possible enhance the environment.
- 4.2 Within this section data is presented to show the location and quantity of employment land delivered and the amount of employment land available, as well as related details such as site specific examples of strategic employment sites such as the Rockingham Motor Racing Circuit Enterprise Area. Information is also given on the provision of logistics floorspace and training schemes delivered within the monitoring year and further to this, as per previous AMRs, figures on job numbers within North Northamptonshire and the changes seen on the preceding year.
- 4.3 A summary of the key findings are presented at the end of the section.

Table 4: Total amount of additional employment floorspace by type (m2)										
BD1		B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	Gross	0	0	0	398.7	0	2,370	0	600	3,369
	Net	0	0	0	398.7	0	2,370	0	320	2,989
East Northamptonshire	Gross	998	360	1,361	177	0	2,616	6,007	0	11,519
	Net	819	360	653	177	0	2,353	6,007	0	10,369
Kettering	Gross	3,229	0	45	0	0	360	14,554	0	18,181.8
	Net	3,222.80	0	45	0	0	360	14,554	0	3,627.80
Wellingborough	Gross	3,289	0	1,455	0	0	4,902	49,233	0	58,879
	Net	2,197	0	296	0	0	4,902	49,233	0	52,779
North Northamptonshire	Gross	7,516	360	2,861	576	0	10,248	69,794	600	91,955
	Net	6,238.8	360	994	575.7	0	9,985	69,794	320	88,268

- 4.4 Table 10 above looks at the growth in employment floorspace in the monitoring year at both local authority and North Northamptonshire level, broken down by B-use Class. For ease of understanding, Gross floorspace is defined as new floorspace completions plus any gains made through change of use and conversions. Net additional floorspace is calculated as new floorspace completions minus demolitions plus any gains or losses through change of use and conversions.

Table 5: Total Amount of employment floorspace on previously developed land (m2) – by type

BD2		B1a	B1b	B1c	Unclassified B1	B1/2	B2	B8	Mixed B	Total
Corby	Gross	0	0	0	398.7	0	2,370	0	600	3,369
	% Gross on PDL	0	0	0	100%	0	100%	0	100%	100%
East Northamptonshire	Gross	998	360	1361	177	0	2616	6007	0	11,519
	% Gross on PDL	59%	100%	0%	100%	0	89%	24%	0	41%
Kettering	Gross	3,229	0	45	0	0	360	14,554	0	18,188
	% Gross on PDL	100%	0	100%	0	0	100%	100%	0	100%
Wellingborough	Gross	3289	0	1455	0	0	4902	49,233	0	58,879
	% Gross on PDL	51%	0	100%	0	0	100%	32%	0	40%
North Northamptonshire	Gross	7,516	360	2,861	576	0	10,248	69,794	600	91,955
	% Gross on PDL	73%	100%	52%	100%	0%	97%	45%	100%	54%

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

BD3		B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	hectares	0	0	0	21.5	0	43.2	192	343.3	600
East Northamptonshire	hectares	0.4	0.4	0.2	0	0	0.6	11.5	13.7	26.8
Kettering	hectares	10.8	0.1	0	3.9	0	1.8	15.1	166.3	198
Wellingborough	hectares	3.1	1.3	1.5	23.4	0	1.9	12.8	28.2	72.2
North Northamptonshire	hectares	14.3	1.7	1.7	48.9	0	47.5	231.4	551.5	897

Table 7: B-class employment areas lost to other (non-B) uses 17/18				
	Lost to A Class (m ²)	Lost to C Class (m ²)	Lost to D Class (m ²)	Total (m ²)
Corby	0	0	0	0
East Northamptonshire	0	280	150	430
Kettering	6.2	0	0	6.2
Wellingborough	0	0	1253	1,253
North Northamptonshire	6.2	280	1,403	1,689.2

Table 8: The number and scale of retail developments approved outside of the defined town centre areas		
	Number approved	Total approved area (m ²)
Corby	2	1,239
East Northamptonshire	2	2,751
Kettering	1	38
Wellingborough	3	266
North Northamptonshire	8	4,294

Table 9: Number of Office Developments allocated/consented/completed at growth towns 17/18			
Local Authority	Allocated	Consented	Completed
Corby	0	2	1
East Northants (Rushden)	2	1	2
Kettering	0	4	3
Wellingborough	0	3	5
North Northants	2	10	11

Table 10: Number of rural employment sites allocated/consented/completed within the rural areas 17/18

Local Authority	Allocated	Consented	Completed
Corby	0	1	0
East Northants	3	26	5
Kettering	0	1	0
Wellingborough	0	5	5
North Northants	3	33	10

Table 11: Number and scale (m² floorspace) of new logistics operations by location 17/18

LPA	Location(s)	Scale (m ²)
Kettering	Desborough	8,308.5
	Kettering	737
East Northants	Islip	5,032
	Thrapston	975
Wellingborough	Wellingborough	12,346
	Appleby Lodge - Wellingborough	33,580
North Northants		60,978.5

Table 12: Number of training schemes secured through new development and S106 agreements

Local Authority	Number of schemes
Corby	1
East Northants	3
Kettering	0
Wellingborough	0
North Northants	4

Table 13: Reporting on farm diversification and conversion of redundant buildings for employment and tourism related development 17/18

LPA	Location	Converted to employment or tourism?	Application Reference
East Northants	Brigstock	Tourism	15/01130/FUL
East Northants	Tansor	Tourism	13/01009/FUL
Wellingborough	Barns Ryehill Farm Isham Kettering Northamptonshire NN14 1HW	Prior approval of agricultural barns to storage under Class R. Permission yet to be implemented.	WP/17/00236/PAR

Table 14: Net job provision and number of net additional jobs provided by LPA on annualised basis

Local Authority	Corby	East Northamptonshire	Kettering	Wellingborough	North Northants
2011	29,100	26,800	39,000	33,100	128,000
2012	28,700	25,900	39,100	32,800	126,500
2013	29,700	25,500	39,200	31,700	126,100
2014	30,400	25,100	40,900	33,300	129,700
2015	29,700	26,200	41,800	32,700	130,400
2016	33,100	26,500	43,400	36,100	139,100
2017	33,000	29,000	45,000	36,000	143,000
Change 2016-17	-100	+2,500	+1,600	-100	+3,900
Overall Performance 2011-2017	+3,900	+2,200	+6,000	+2,900	+15,000
JCS Job Growth Target (2011-31)	9,700	7,200	8,100	6,100	31,100
Residual Requirement 2018-31	5,800	5,000	2,100	3,200	16,100

New net comparison floorspace provided in Kettering and Corby town centres:

There has been no new net comparison floorspace delivered within Kettering town centre, as was the case in 2016/17. However in Corby there has been the approval of the Market Walk application in Corby Town Centre providing 4,700 m² net additional floorspace (16/00447/DPA - car parking and retail extension). Given Corby also failed to deliver any new floorspace in 2016/17 this is a vast improvement; this also means significant strides have been made in working towards the JCS target of 12,500m² that is to be delivered up to 2031.

Works in Wellingborough and Rushden Town Centres

Discussions are ongoing as to what projects will be prioritised in Wellingborough town centre regarding the s106 contribution from Rushden Lakes received during the 2016-17 monitoring year.

This money is to be spent on town centre improvements. The council has set up a 'Town Centre Sub-Committee' who will determine and agree town centre projects. Once projects have been identified, this work should progress at a fast rate due to the availability of this revenue. Works have continued on various heritage and public realm projects over the monitoring year. Various shop fronts on key streets within the town centre have been repainted and improved, as part of a 'Town Heritage Initiative'. This is a rolling programme of shop front improvements that is ongoing. There has been a new pub opened in the town occupied by a local brewery, this has involved the positive reuse and refurbishment of a Grade II listed building.

Development in Rushden Town Centre is limited. There are only 3 active housing permissions within the town centre boundary, 2 of these have been started and expect to deliver 5 units. The remaining permission was granted in 2018 and has not yet been started. Industrial and Commercial development in the town centre has also been limited as only 1 permission (change of use) has been started.

Progress on the provision of an additional 4,500m² convenience goods floorspace in the Southern Area by 2031

Additional convenience floorspace provision in Wellingborough will be focused on the two SUEs in the borough. Stanton Cross has planning permission for 2250m² of retail floorspace whilst Wellingborough North could provide 1220m². A residential development at Park Farm Way in Wellingborough also makes provision for 502m² of retail development. Wellingborough will continue to monitor any other potential sources of retail floorspace in the borough and will continue to monitor any updates to the above applications.

Progress on the development of the Rockingham Motor Racing Circuit Enterprise Area (REA) and associated policy criteria

Since the last update, there has been little activity or movement towards a planning application in terms of a masterplan for the whole site. Initial discussions have taken place between local authority and landowners that highlight challenges of delivering high performance technologies and research and development in this location.

In terms of smaller applications at the REA, one was approved in the 17/18 year in the southwest corner of the site for an industrial bakery facility (Jackson's Bakery) with associated offices, silos and plant rooms.

Economy Summary

- 4.5 One of the standard, core items to report on regards the total amount of additional employment floorspace delivered in North Northamptonshire. According to the 17/18 data 91,955m² gross employment space was delivered in the area within this time period, however accounting for losses a total of 84,318.8m² net floorspace was in fact delivered. This is still an increase of nearly 50,000m² on last year's data. The most employment floorspace was delivered in Wellingborough, both gross and net, where accounting for losses a total of 52,779m² was brought forward, this was helped largely by B8 development taking place at Appleby Lodge. Corby delivered the least overall floorspace with only a 2,989m² net gain. As is usually typical, the type of employment land to deliver the most floorspace was B8, with a net gain of 69,794m², this is expected as logistics and storage developments often require the most space.

- 4.6 Linked to this dataset, and also something already referred to in Chapter 3: Overall Spatial Strategy, is the amount of employment floorspace delivered on PDL. 49,655.7m² of employment land was delivered on PDL in North Northamptonshire in 17/18 which accounts for 54% of the total employment land delivered. This is an increase of 11% on last year's data. The best performing authorities in terms of percentages were again Corby and Kettering who saw all of their additional employment land delivered on Brownfield sites, however East Northants and Wellingborough still saw a significant amount of employment development take place on PDL, scoring 41% and 40% respectively, both vastly improving on their 16/17 figures.
- 4.7 According to data acquired, North Northamptonshire has 897ha employment land available which is an increase of 50ha on last year, with the majority of this being Mixed B land with 552ha available. Corby has by far the most land available with 600ha and at the other end of the scale is East Northants with just 26.8ha available, although this is a significant increase on their 16/17 figures.
- 4.8 Data gathered shows that, 1,682m² of B-Class employment land was lost to other non-B uses in 2017/18, this is a substantial decrease of 19,775m² from what was lost in the previous AMR. This is primarily due to Corby not seeing any losses whereas last year they recorded 4,300m² in losses and a significant reduction in the losses seen previously at East Northants (more than 14,000m²), Kettering also has low losses of land, but this is consistent with their 16/17 data and Wellingborough's data is also similar to last year. Whereas last year most of the B-class land lost was to C-Class, in 17/18 most was now lost to D-Class (1,403m²). The JCS through Policy 22 aims to safeguard employment areas for employment uses; therefore the less B-Class land lost the better and thus consequently the significant improvement observed over the last year can be viewed as a positive for North Northamptonshire.
- 4.9 In terms of the number and scale of retail developments approved outside the defined town centre areas. In North Northamptonshire, developments equating to 4,294m² worth of land were approved in this way; this is nearly 30,000m² less than last year, which was likely exceptionally high because of the approval of part of the Rushden Lakes scheme. Nevertheless East Northants still scored highest with 2,751m² whereas again Kettering scored the lowest with just 38m² delivered outside of the defined town centre area. The JCS sets no target on this, but aims to keep retail and town centre uses to within the town centre boundaries consistent with the provisions of national planning policy.
- 4.10 A total of 23 office developments have been allocated, consented or completed at growth towns within the 17/18 monitoring period. This is an increase of 15 compared to the 16/17 year. Four of these have been consented in Kettering, with three completed there also, Corby has two consented and one completion whereas Rushden has one consent and two completions. Wellingborough saw the most completions with five and also had three consents. East Northants was the only LPA to record any allocations (2). The JCS monitoring framework has this indicator down as contextual and therefore no specific target is set on what should be achieved; however it is interesting to see that there has been a fairly significant increase in just one year and infers that there has been an increase in the need for this type of workspace in North Northamptonshire in line with the increased number of jobs (referred to later in this section).
- 4.11 In a similar format, a total of 46 rural employment sites have been allocated, consented or completed in North Northamptonshire for the 17/18 year, this is an increase of 8 on the

previous year. Of the 33 consented sites, 26 of these were in East Northants, 5 in Wellingborough, one in Kettering and one in Corby. Of the 10 completed, 5 were in Wellingborough and 5 were in East Northants, there were 3 allocations in East Northants also. Again the JCS monitoring framework has this indicator down as contextual and therefore no specific target is set on what should be achieved; however again it is interesting to see that there has been a slight increase on the previous year, mainly aided by East Northants delivering a much higher proportion than before.

- 4.12 60,978.5m² of logistics floorspace was delivered in 2017/18 this is an increase of 13,205.5m² on last year's figure. However it has been noted that Phase 1 of the Appleby Lodge site in Wellingborough was not fully complete until this monitoring year despite it being included in last year's report (other phases are still ongoing). Therefore last year's overall figure should have been just 14,193m². Taking this into account the actual increase between the two years has been 46,785.5m², this is clearly a substantial increase due to the Appleby Lodge site, but there has also been significant development at Thrapston East. Clearly this indicator's performance is dependent on whether large strategic scale developments come forward within a monitoring period and could fluctuate dramatically between years going forward.
- 4.13 Last year Wellingborough was the only authority to report a training scheme secured through a new development and S106 agreement. In 2017/18 North Northamptonshire had 4 incidences of this overall, East Northants had 3 and Corby had one, this being at Midlands Logistics Park (Volker Fitzpatrick and Tresham College). JCS Policy 22 aims to enhance workforce skills through training schemes secured through new development; clearly evidence of more incidences of this happening is encouraging for the area by improving workforce skills and working towards a higher quality local economy.
- 4.14 Similarly, last year Wellingborough was the only LPA to report on farm diversification and conversion of redundant buildings for employment and tourism related development. However this year as well one at Wellingborough (Ryehill Farm, Isham), East Northants also had two incidences of this (in Tansor and Brigstock). The JCS does not set a target in terms of what North Northamptonshire should be achieving over the plan period for such developments, however simply enhancing the rural economy with the emergence of these proposals is certainly a positive for the area.
- 4.15 Employee jobs refer to the number of jobs held by employees; they exclude self-employed, government supported trainees, HM Forces and farm-based agriculture which reduces the total accordingly. The information comes from the Business Register and Employment Survey (BRES) - an employment survey conducted in September each year. The BRES records a job at the location of an employee's workplace (rather than at the location of the businesses main office). Figures obtained from the BRES show that as of 2017 there are now 143,000 employees in North Northamptonshire, this is an increase of 3,900 on the 2016 figure of 139,100. Despite a fall in the rate of growth in comparison to what was recorded between 2015 and 2016, this is still a significant rise in the number of employees. When considering that the JCS sets a target of a 31,100 job increase from 2011-2031 and that since 2011 North Northamptonshire has delivered 15,000 more jobs, this must still be viewed as a significant increase in just a year. This leaves a residual requirement of 16,100 jobs meaning North Northamptonshire has nearly halved its job target within 6 years, which gives a positive outlook for the remainder of the plan period if trends continue. However given that the JCS was only adopted in 2016, conclusions cannot be so quickly drawn together, it will be imperative to see what growth will take place over the next few years to gauge whether this

is a continuous trend. The authorities with the largest job increases this year were Kettering and East Northants seeing 2,500 and 1,600 increases respectively. Interestingly Corby and Wellingborough both saw decreases in employees by 100 this year, despite both having the highest increases in 2016 as can be seen in Table 15. The substantial increase seen at East Northants is possibly attributed to the delivery of the Rushden Lakes retail development, this was alluded to in the 16/17 AMR where East Northants' figures were very low and it was anticipated that the effect of Rushden Lakes would come into effect this year. However this cannot be taken as definitive as the figures provided by the ONS do not specify this.

- 4.16 Overall in regard to the local economy, figures suggests that the region has performed soundly in the 17/18 year. Clearly the standout figures are those relating to job growth within North Northamptonshire that show overall significant increases since 2011. Linked to this is the recorded increase in delivery of employment floorspace which has seen a further significant increase upon the previous year overall, as well as an increase on the amount of this developed on PDL. There are also 50 more hectares of employment land available within North Northants, possibly partly attributed to updated employment land reviews by the LPAs, and the area has also seen an increase in the amount of training schemes coming forward through S106 agreements. Another area that can be considered a positive is the decrease in the amount of retail developments approved outside the town centres. While it appears that this is another positive year for North Northamptonshire's economy in terms of improvements seen upon last year's data, it will be important to take stock next year to see whether this strong momentum continues.

5. Housing

- 5.1 This section of the AMR outlines the levels of house building recorded relative to targets set within the Joint Core Strategy which includes an assessment of the housing land supply position of the area. Despite the revised housing requirements set out in the JCS, this AMR will continue to use the same output indicators to highlight any trends which have been identified locally. Alongside these outputs, this section also includes housing trajectories to outline overall levels of delivery anticipated over the plan period as well as outlining the provision of both affordable units and sites for Gypsies and travellers relative to need.
- 5.2 Additional data sets in this section that were new to last year's report include the provision of older person's housing as well as the delivery of rural exception schemes.
- 5.3 A summary of these findings is presented at the end of this section.

Table 15: Plan Period and Housing Targets

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

Table 16: Net additional dwellings for (a) previous years and (b) the reporting year

LPA	2011/ 12 (a)	2012/ 13 (a)	2013/ 14 (a)	2014/ 15 (a)	2015/ 16 (a)	2016/ 17 (a)	2017/ 18 (b)	Totals 2011- 18	JCS Annual Requirement	JCS Totals 2011- 18	% attainment to date
Corby	482	483	342	390	368	349	597	3,011	460	3,220	94%
East Northants	184	248	313	459	565	806	446	3,021	420	2,940	103%
Kettering	313	351	540	282	547	706	495	3,234	520	3,640	89%
Wellingborough	122	116	255	384	380	247	274	1,778	350	2,450	73%
North Northants	1,101	1,198	1,450	1,515	1,860	2,108	1,812	11,044	1,750	12,250	90%
Cumulative Total	1,101	2,299	3,749	5,264	7,124	9,232	11,044				

Table 17: Net additional dwellings – in future years³

LPA	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Totals
Corby	486	438	662	757	654	612	866	834	783	760	723	723	722	9,020
East Northants	340	298	418	601	752	743	599	543	456	353	314	256	256	5,929
Kettering	598	566	849	1027	1016	833	867	928	852	684	521	356	356	9,453
Wellingborough	390	509	708	901	863	757	712	657	712	417	397	397	407	7,827
North Northants	1,833	1,831	2,658	3,308	3,308	2,969	3,069	2,988	2,830	2,242	1,984	1,762	1,772	32,554
Cumulative Total	1,833	3,664	6,322	9,630	12,938	15,907	18,976	21,964	24,794	27,036	29,020	30,782	32,554	

Tables 23 and 24 together inform on what could be delivered within the Plan period in North Northamptonshire, further summary on this can be found in para 5.6.

³ Figures taken from Housing Site Schedules available via Appendix C

Table 18: New additional pitches (Gypsy and traveller) 2017/18			
	Permanent	Transit	Total
Corby	0	0	0
East Northamptonshire	0	0	0
Kettering	2	0	2
Wellingborough	9	0	9
North Northamptonshire	11	0	11

Table 19: New additional Gypsy and Traveller permanent pitches by year (2011-18)								
	11-12	12-13	13-14	14-15	15-16	16-17	17-18	Total
Corby	4	0	0	0	0	0	0	4
East Northants	0	0	0	0	0	0	0	0
Kettering	0	3	2	7	0	3	2	17
Wellingborough	0	0	4	0	6	0	9	19
Total	4	3	6	7	6	3	11	40

Table 20: Gross Affordable Housing Completions, 2017/18						
	Social Rent	Intermediate Housing	Affordable Rent	Total Gross affordable homes	Total Gross Housing Completions	% of Gross Housing Completions affordable
Corby	30	3	18	51	597	9%
East Northamptonshire	0	45	56	101	453	22%
Kettering	2	71	135	208	496	42%
Wellingborough	0	24	12	36	280	13%
North Northamptonshire	32	143	221	396	1,826	22%

Table 21 Gross affordable housing completions by settlement, 2017-18

District/Borough	Settlement/Area	Recorded Housing completions 2017-18 (gross)	Total Affordable (gross)	% affordable	JCS Requirement	Attained?
Growth Town	Corby	556	51	9%	30%	No
New Village	Little Stanion	27	0	0%	40%	No
Rural Area	Corby Rural	14	0	0%	40%	No
Corby Totals		597	51	9%		
Growth Town	Kettering	288	104	36%	30%	Yes
Market Towns	Burton Latimer	117	40	34%	30%	Yes
	Desborough	18	0	0%	30%	No
	Rothwell	67	64	96%	30%	Yes
Rural Areas	Kettering Rural	6	0	0%	40%	No
Kettering Totals		496	208	42%		
Growth Town	Wellingborough	143	26	18%	30%	No
Villages	Earls Barton	91	10	11%	40%	No
	Finedon	12	0	0%	40%	No
	Irchester	11	0	0%	40%	No
	Wollaston	5	0	0%	40%	No
Rural Area	Wellingborough Rural	18	0	0%	40%	No
Wellingborough Totals		280	36	13%		
Growth Town	Rushden	103	35	34%	30%	Yes
Market Towns	Higham Ferrers	73	14	19%	30%	No
	Irthlingborough	4	0	0%	30%	No
	Raunds	126	0	0%	30%	No
	Thrapston	76	43	57%	30%	Yes
	Oundle	28	9	33%	40%	No
Rural Areas	East Northants Rural	43	0	0%	40%	No
East Northants Totals		453	101	22%		
North Northamptonshire		1,826	396	22%		

Table 22: The number and type of affordable and market homes permitted and/or built through application of Policy 13 in the rural area, by settlement and LPA 17/18

LPA	Settlement	Number approved	Type of home (e.g. social rent etc)
Corby	Cottingham	1	Market (open countryside) - Permitted
East Northants	Little Addington	11	2 social rent, 4 shared ownership, 1 open market discount (UNDER CONSTRUCTION)
North Northants		12	

Table 23: Number of dwellings permitted and/or built in the open countryside for rural workers to support the vitality and viability of the rural economy, by settlement and LPA

LPA	Settlement	No. Of dwellings permitted/built
ENC	Great Addington	1
ENC	Ringstead	1
Corby	Cottingham	1 (permitted)
North Northants		3

Table 24: Reporting on the provision of designated, sheltered and extra care accommodation for older households: New additional 17/18

Local Authority	Designated	Sheltered	Extra Care
Corby	0	0	0
East Northants	12	0	0
Kettering	0	0	75
Wellingborough	0	47	0
North Northants 17/18 Total	12	47	75

Housing Summary

- 5.4 The JCS housing targets for 2011-2031 are set out in Table 22, these are of course the same as what was set out in last year's report since the JCS adoption and will remain so until the JCS is reviewed. A breakdown of housing delivery by location and settlement hierarchy can be found in Chapter 3 – Overall Spatial Strategy.
- 5.5 In terms of comparisons of housing figures with previous years, the rate of delivery continues to be above the JCS requirement for the whole of North Northamptonshire, despite a slight decrease in overall dwellings delivered. The statistics show that 1,812 dwellings were delivered this year compared to 2,108 last year and this brings the total amount from 2011-18 to 11,044. As a percentage this means that 90% of the JCS housing requirements have been attained in North Northamptonshire from 2011-18 (a 2% improvement on last year). There has been a reversal in terms of which authorities performed strongest compared to 16/17 – with Corby and Wellingborough seeing increases on last year's figures whilst Kettering and East Northants saw decreases. Incidentally Corby saw its highest completion number on record which now means they have attained 94% of their requirement to date, which as mentioned in Chapter 3 is largely down to progress of delivery at the Northeast Corby SUE's. Despite experiencing a significant decrease in housing completions over the 17/18 monitoring period, East Northants still exceeded their JCS target meaning they are still over and above the requirement for 2011-18 period with 103%.
- 5.6 Using the authorities' Housing Site Schedules, Table 24 is populated with figures accounting for net additional dwellings in future years. According to data, from 2018-31 it is predicted that 32,554 dwellings will be delivered in North Northamptonshire, most of these predicted to be in Kettering with 9,453 and least in East Northants with 5,929 (+1,500 including the provision of Tresham Garden Village), this figures given the differing housing targets for each authority. If these predictions are added to what has already been delivered in North Northamptonshire (as seen in Table 23) then the region could expect to see 43,598 dwellings delivered within the Plan period thus exceeding the overall housing requirement of 35,000 and this is not even taking into account the strategic opportunity target, which takes the requirement up to 40,000.
- 5.7 Table 25 shows that 11 new permanent additional pitches for gypsies and travellers were delivered in North Northamptonshire in 2017/18, with 9 in Wellingborough (these all being at one caravan site at Gipsy Lane in Irchester) and Kettering delivered 2. This is an overall increase of 8 in comparison to last year. Table 7 of the JCS sets out the pitch provision for North Northants from 2011-22, the total for residential pitches of which is 30. With the addition of this year's figures the total residential pitches delivered in the area since 2011 is now at 40, therefore surpassing said target by 10 pitches as can be seen in Table 20. However there is some variation in terms of which LPAs have delivered these sites, for example Corby, Kettering and Wellingborough have all now surpassed their targets, however East Northants are yet to record the delivery of any permanent pitches yet. None of the LPAs have recorded the delivery of any transit pitches or travelling show people plots since 2011.
- 5.8 Of all the homes delivered within North Northamptonshire in 2017/18, 22% were classed as affordable (396 out of 1,812). Kettering was the highest performing authority scoring 42% and

Corby the lowest performer with 9%. In comparison to the 16/17 data, the overall percentage has fallen by 3% where 531 homes out of 2,108 were affordable. Similarly to last year, Kettering was the only authority to see improvements with a 12% increase. The most popular form of affordable housing was again 'affordable rent' culminating to 221 out of 396 affordable dwellings. To compare this data with targets set out in the JCS monitoring framework, details on where affordable housing was delivered is shown in Table 26. For the Growth Towns, the JCS asks for 30% of dwellings delivered to be affordable; this was not achieved by any of the LPAs overall, but it was achieved at both Kettering (36%) and Rushden (34%), which is an improvement on last year where none of the Growth Towns managed this. Market towns (excluding Oundle) have the same target and these in general fared similarly to last year with meeting or exceeding the 30% target, Thrapston, Burton Latimer and Rothwell all managed this, with the latter achieving 96%, largely attributed to a development of 80 dwellings at Rothwell Town Football & Social Club of which 64 homes were affordable. The villages and rural areas (including Oundle) have an affordable housing target of 40%, this was not achieved in any of the LPAs overall, but Oundle itself was not far off with 33%. This is obviously an area where improvements will be sought, however as set out in the JCS housing developments that are of 15 dwellings or less or are smaller than 0.5 in size are not required to offer an affordable housing provision.

- 5.9 Table 28 sets out the number and type of affordable and market homes permitted and/or built through application of Policy 13 (rural exceptions) of the JCS in the rural areas. Whereas in 16/17 72 dwellings were permitted and/or built through this policy, only 12 were recorded in 17/18. This is due to a significant drop in both Wellingborough and East Northants' figures, however this is not something to be concerned about due to the JCS not setting a specific target for the amount of rural exception developments. The most significant scheme of this kind is currently under construction in Little Addington, where 11 dwellings will be built.

- 5.10 Clarity was sought amongst monitoring officers on the method of collecting data in regard to the provision of designated, sheltered and extra care accommodation in North Northamptonshire as the data for 16/17 appeared to be lacking. For this year 75 extra care units were provided in Kettering, 47 sheltered care units were provided in Wellingborough, primarily consisting of 45 Retirement Living Apartments at Westfield Road, and 12 designated care units in East Northants. It is expected that now that there is an agreed consensus, consistent data will be available in all future AMRs.

- 5.11 Overall due to another positive year in terms of housing delivery it can be viewed that North Northamptonshire has had a productive 2017/18 in regards to working towards housing targets set out in the JCS. As mentioned if trends continue then it could be predicted using data from the housing site schedules that the overall housing target for North Northamptonshire of 35,000 dwellings could be achieved by 2031. However as has always been the case when monitoring these early years of the Plan period, caution must be given not to give too much weight to these predictions due to the fluidity of delivery rates and their likelihood to fluctuate on an annual basis, especially given the build out times associated with delivery of the SUEs. In terms of where improvements are sought, affordable housing delivery is not far off the targets set out in the JCS, but it will be important to see what the position is in the next AMR to determine whether progress is being made on this area of housing, which

is of heavy interest not just locally, but on a national scale also and what additional interventions may be needed to increase delivery.

6. Assessment of Housing Land Supply

(This section is extracted from a separate document produced by the JPDU, published in advance of the AMR in March 2019 in line with the February 2019 NPPF – therefore the paragraph and table numbers do not correlate with the remainder of this report.)

1.0 Introduction

Purpose of Report

- 1.1 The National Planning Policy Framework (NPPF) says strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.
- 1.2 Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.
- 1.3 Local planning authorities should also identify a supply of specific developable sites or broad locations for growth for years 6 -10 and where possible, for years 11-15.
- 1.4 Relative to these requirements, this report outlines the deliverable and developable housing land supply for each of the constituent local planning authorities in relation to the housing requirements of the Joint Core Strategy.

Housing Target

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

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

Identifying the Supply of Deliverable and Developable Sites

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

1.7 The NPPF defines what is meant by deliverable:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

1.8 The National Planning Practice Guidance (NPPG) ([Paragraph: 030 Reference ID: 3-030-20180913](#)) further advises that:

⁴ As Table 1 outlines, Corby Borough is the only local authority where two housing targets exist over the plan period. The target described as a 'Strategic Opportunity' is based on Corby's ambition to deliver a level of housing which is in addition to its 9,200 dwelling plan target and which will contribute towards meeting local objective to double the Borough's population and support the ongoing regeneration of the town. However, attainment of this is dependent on the strength of the local housing market to support this. On this basis, and as outlined in the JCS, it is, therefore, not the requirement against which five year land supply position is assessed.

In order to demonstrate 5 years' worth of deliverable housing sites, strategic policy-making authorities will need to provide robust, up to date evidence to support plan preparation. Their judgments on deliverability of housing sites, including windfall sites, will need to be clearly and transparently set out. Authorities may also consider how they can involve people with an interest in delivery in assessing the deliverability of sites. They may develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build-out rates. Testing these assumptions with developers and using them to inform assessments of deliverability can also make deliverability assessments more robust.

1.9 The NPPF also defines what is meant by developable:

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

1.10 In the context of the above, and for the purposes of the current document, the following sources of housing land supply have been examined to identify sites which are deliverable or developable:

- Existing commitments (sites currently under construction and sites with valid planning consent);
- Sites with a resolution to grant consent subject to S106 agreements;
- Site where pre-application discussions are well advanced;
- Sites without planning permission where clear evidence is available that the scheme would come forward within the assessment period;
- Sites in adopted Development Plans (saved Local Plan policies, Town Centre Area Action Plan, Joint Core Strategy, and made Neighbourhood Plans);
- Sites in emerging Development Part 2 Plans (as being prepared by the respective Boroughs and Districts) as well as emerging Neighbourhood Plans);
- Additional capacity identified within the Sustainable Urban Extensions (SUEs);
- Sites identified in the North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA);
- Sites identified in the North Northamptonshire Brownfield Land Register;
- Housing for older people, including residential institutions in Use Class C2;
- Student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus;
- Housing delivered through permitted development rights or prior notification such as flats above shops or office conversions; and
- Windfall sites (see below).

Windfall Allowance

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

- 1.12 As part reviews of housing land supply have demonstrated, windfall development has contributed to the provision of new housing across the area and on this basis each local authority has made provision for the continuing contribution of this in their respective assessments. However, mindful to avoid double counting of smaller sites with an extant planning permission this element of supply is only included from year 3 onwards in the 5 year assessment period (2019-24)⁵.

2.0 Five Year Supply of Deliverable Sites

Appropriate Buffer

- 2.1 When identifying a five year supply, the NPPF requires the addition of a 5% buffer to the housing requirement to ensure choice and competition in the market land. This rises to 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. This again rises to a 20% buffer where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁶. The respective buffer to be applied is based on advice from each Council following an internal assessment of their housing delivery to date. As a consequence different buffers are used, with 5% in East Northamptonshire, Kettering and Wellingborough and 20% in Corby. Further details as to the rationale behind these selections can be derived from the individual Councils as required.

Treatment of past under-provision

- 2.2 There are two basic methods of dealing with past shortfall. It can be met over the five year period (the “Sedgefield” approach) or over the remaining plan period up to 2031 (the “Liverpool” approach). The NPPF does not explicitly state which method is preferable when addressing shortfall although Planning Practice Guidance states that *‘The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)’*. (Paragraph: 044 Reference ID: 3-044-20180913). On this basis, North Northamptonshire authorities are in agreement that the Sedgefield approach is most appropriate going forward as consistent with previous years. Calculations below are therefore based on this method.

Five Year Period

- 2.3 To be consistent with previous AMRs (and the adopted JCS) the five year supply assessment period is taken to cover 2019-20 to 2023-24. The NPPF does not specify which 5 year period should be calculated. Para 73 simply refers to ‘five years’ worth’ of housing. This approach of not including the current year, but projecting the first full 5 years has been used for all past joint AMRs for North Northamptonshire (since 2008/09). This approach was based on advice issued by the Department of Communities and Local Government in both 2008 and 2009. Both these documents have been withdrawn and have not been replaced by any more up-to-date advice. As a result, there is no clear guidance as to the appropriate assessment period and this is clear from a review of AMRs produced by other local authorities. However, for comparison

⁵ Albeit this is from year four onwards when assessing the period 2018-23 (see [Appendix 2](#)).

⁶ From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

purposes calculations using the 5 year period including the current year (2018/19 – 2022/23) are included in **Appendix 2** for completeness.

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

Corby Borough Council: Assessment of Housing Land Supply, 2019-24

Deliverable Sites

- 2.5 Table 2 below details the composition of deliverable housing sites identified in Corby Borough over the five year assessment period. As can be seen, the Borough has an identified housing supply of 3,153 dwellings over the assessment period⁷.

Table 2	
Corby Borough: Composition of identified housing supply, 2019-24	
Component	Yield 2019-24
Sites with detailed planning permission for >10 dwellings	930
Sites with detailed planning permission for <10 dwellings	55
Sites with outline planning permission for >10 dwellings	971
Sites with permission in principle (subject to S106)	150
Sites allocated in the development plan	421
Sites on the Brownfield Register	80
Sites pending a decision	501
Windfall Allowance	45
Total identified supply 2019-24	3,153

Five Year Supply Assessment

- 2.6 Table 3 below outlines the assessment of Corby Borough's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 172 dwellings between 01.04.2011 and 31.03.2019 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, Corby Borough has 5.3 years housing land supply.

Table 3		
Five Year Requirements for Corby Borough for the 5 year period 2019- 2024 measured against the JCS		
A	JCS Housing Requirement 2019-24 (460 x 5)	2,300
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,472 (+172)
C	JCS Housing Requirement + shortfall + 20% buffer	2,966
D	Identified Housing Supply 2019-24	3,153
E	No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)	5.3

⁷ These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the Borough at Table 3.

JCS Monitoring Trigger

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

Table 4		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,472
B	Plus 25% Monitoring Buffer	3,090
C	Supply of Deliverable Sites	3,153
E	No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)	5.1

- 2.8 As Table 4 shows, inclusive of a 25% buffer, Corby Borough Council is able to demonstrate in excess of five years housing land supply for the assessment period 2018-23 relative to the JCS monitoring trigger (5.1 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

East Northamptonshire: Assessment of Housing Land Supply, 2019-24

Deliverable Sites

- 2.9 Table 5 details the composition of deliverable housing sites identified in East Northamptonshire over the five year assessment period. As can be seen, the Council has an identified housing supply of 2,771 dwellings over the assessment period⁸.

Table 5	
East Northamptonshire: Composition of identified housing supply, 2019-24	
Component	Yield 2019-24
Permissions/Resolution to grant/Under Construction	1027
Rushden East (JCS Allocation)	250
Specific unallocated BF sites	366
Emergent DPD allocations	831
Windfall	123
Adopted Local/ Neighbourhood Plan allocations	174
Total identified supply 2019-24	2,771

Five Year Supply Assessment

- 2.10 Table 6 outlines the assessment of East Northamptonshire's housing land supply 2019-24. As detailed in **Appendix 1**, the Council is anticipating an oversupply of 1 dwelling between 01.04.2011 and 31.03.2019 (relative to JCS requirements). However, unlike when an undersupply is projected, this 1 dwelling is not accounted for when considering the next five year assessment period. Therefore, East Northamptonshire's base five year housing requirement is 2,100 dwellings as per the provisions of the JCS (i.e. $420 \times 5 \text{ years} = 2,100$). This increases to 2,205 dwellings when a 5% buffer is included consistent with the NPPF. Pursuant to this, East Northamptonshire has 6.28 years housing land supply.

Table 6		
Five Year Requirements for East Northamptonshire for the 5 year period 2019-24 measured against the JCS		
A	JCS Housing Requirement 2019-24 (420×5)	2,100
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,100 (+0)
C	JCS Housing Requirement + shortfall + 5% buffer	2,205
D	Identified Housing Supply 2019-24	2,771
E	No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)	6.28

JCS Monitoring Trigger

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

⁸ These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the District at Table 6.

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

Table 7		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,100
B	Plus 25% Monitoring Buffer	2,625
C	Supply of Deliverable Sites	2,771
E	No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)	5.28

- 2.12 As Table 7 shows, inclusive of a 25% buffer, East Northamptonshire Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (5.28 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

Kettering Borough: Assessment of Housing Land Supply, 2019-24

Deliverable Sites

- 2.13 Table 8 details the composition of deliverable housing sites identified in Kettering Borough over the five year assessment period. As can be seen, the Borough has an identified housing supply of 4,291 dwellings between 2019-24⁹.

Table 8	
Kettering Borough: Composition of identified housing supply, 2019-24	
Component	Yield 2019-24
Permissions/Resolution to grant/Under Construction	3229
TCAAP Allocations	77
Rothwell North (JCS Allocation)	450
Emergent DPD allocations	208
Unallocated brownfield	80
C2 uses	19
Windfall Estimate (76 dwellings pa 2021/22-2024)	228
Total identified supply 2019-24	4,291

Five Year Supply Assessment

- 2.14 Table 9 below outlines the assessment of Kettering's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 328 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements) and consistent with the Sedgfield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, Kettering Borough has 6.98 years housing land supply.

Table 9		
Five Year Requirements for Kettering Borough for the 5 year period 2019-24 measured against the JCS		
A	JCS Housing Requirement 2019-24 (520 x 5)	2,600
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,928 (+328)
C	JCS Housing Requirement + shortfall + 5% buffer	3,074
D	Identified Housing Supply 2019-24	4,291
E	No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)	6.98

JCS Monitoring Trigger

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

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

requirements but has been included to provide local authorities with an early warning that a housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for Kettering Borough are outlined below:

Table 10		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,928
B	Plus 25% Monitoring Buffer	3,660
C	Supply of Deliverable Sites	4,291
E	No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)	5.86

- 2.16 As Table 10 shows, inclusive of a 25% buffer, Kettering Borough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (5.86 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

Borough of Wellingborough: Assessment of Housing Land Supply, 2019-24

Deliverable Sites

- 2.17 Table 11 below details the composition of deliverable housing sites identified in the Borough of Wellingborough over the five year assessment period (2019-24). As can be seen, Wellingborough has an identified housing supply of 3,738 dwellings between 2019-24¹⁰.

Table 11	
Borough of Wellingborough: Composition of identified housing supply, 2019-24	
Component	Yield 2019-24
Sites with planning permission	2,800
Sites allocated in adopted plans	543
Sites in emerging plans	250
Sites with potential	0
Lapse Rate	-11
Windfall Allowance	156
Total identified supply 2019-24	3,738

Five Year Supply Assessment

- 2.18 Table 12 outlines the assessment of Wellingborough's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 632 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements) and consistent with the Sedgfield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, the Borough has 7.47 years housing land supply.

Table 12		
Five Year Requirements for the Borough of Wellingborough for the 5 year period 2019-24 measured against the JCS		
A	JCS Housing Requirement 2019-24 (350 x 5)	1,750
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-18	2,382 (+632)
C	JCS Housing Requirement + shortfall + 5% buffer	2,501
D	Identified Housing Supply 2019-24	3,738
E	No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)	7.47

¹⁰ These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the Borough at Table 12.

JCS Monitoring Trigger

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

Table 13		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,382
B	Plus 25% Monitoring Buffer	2,978
C	Supply of Deliverable Sites	3,738
E	No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)	6.28

- 2.20 As Table 13 shows, inclusive of a 25% buffer, Wellingborough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24. Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

7.Environment

- 7.1 The JCS recognises the importance of the natural environment and the opportunities it provides with new special policy areas for the Nene and Ise Valleys and the Rockingham Forest to supplement the existing approach to Green Infrastructure, in particular recognising its role in enhancing connectivity between settlements (Policies 19 – 21).
- 7.2 This section of the AMR presents the key data sets that relate to the natural environment and heritage. It provides information things such as SuDs, the delivery of renewable energy sites, development in flood zones as well as data on listed buildings and more. Design related information is also set out here, with data given on how many housing sites were assessed by local design surgery for example.
- 7.3 Unlike previous sections which have shown primarily numerical data set out in the form of tables, this section also includes a large amount of qualitative data relating to indicators that require more of a narrative or commentary on what provisions have been delivered within the last monitoring year. This is mainly on the subject of the delivery Green Infrastructure and Greenways which have no realistic, standardised way of being measured numerically.
- 7.4 A summary of the key findings is provided at the end of the chapter.

Table 25: No. of developments approved and completed with SuDS (including Green Roofs and Rainwater Harvesting)

LPA	No. of sites with SuDS permitted/completed
Corby	4
East Northamptonshire	7
Kettering	7
Wellingborough	8
Total	26

Table 26: No. Of Planning permissions granted contrary to EA advice by LPA 2017/18.

Planning Ref.	Location	EA Objection on Flooding or water quality	Decision	Response Date
Corby				
17/00180/OUT	West Corby SUE	Flooding	Pending decision	N/A
17/00323/DPA	Tunwell Lane, Corby	Flooding	Withdrawn	N/A
East Northants				
17/00486/FUL	Thrapston	Flooding	EA withdrew objection	18/10/17
17/00567/FUL	Ditchford Lock, Ditchford Lane, Rushden	Flooding	App Refused	02/10/17
17/00969/OUT	Nicholas Road, Irthlingborough	Flooding	App Withdrawn	01/11/17
17/00653/FUL	Nassington	Flooding	App Refused	22/05/18
17/02042/FUL	Thrapston	Flooding	App Refused	22/11/17
17/02539/FUL	Blatherwycke	Flooding	App Refused	16/04/18
18/00114/FUL	Thrapston	Flooding	Pending Consideration	N/A
Wellingborough				
WP/17/00167/FUL	Ditchford Pit, Ditchford Lane, Wellingborough	Flooding	EA withdrew objection	11/04/2018
WP/17/00260/FUL	Ditchford Pit, Ditchford Lane, Wellingborough	Flooding	EA withdrew objection	18/08/2017
WP/17/00344/OUT	1-4 Castle View, Wellingborough	Flooding	EA withdrew objection	07/07/2017
WP/17/00377/FUL	Site R4 W North, Niort Way, Wellingborough	Flooding	Pending decision	18/10/2017
WP/17/00705/FUL	39 - 41 Sanders Road, Wellingborough	Flooding	Pending decision	04/12/2017

Table 27: 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

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

Local Authority	FLOOD ZONE 2	FLOOD ZONE 3	TOTAL
Corby	0	0	0
East Northamptonshire	28,685	0	28,685
Kettering	0	0	0
Wellingborough	1,700m	(negligible)	1,700m
North Northamptonshire	30,385m	(negligible)	30,385m

Table 29: Permitted and Installed Capacity of Renewable Energy Schemes 2017/18 (MW)

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

Table 30: Consented (permitted and installed) Solar PV Applications				
LPA	Technology	Application Reference	Location	Installed Capacity (MW)
Corby	Photovoltaic panels	17/00645/REG3	Neville House, Corby	unknown

Table 31: Renewable energy technologies secured through new logistics operations 17/18			
LPA	Location	Type of technology secured	Installed Capacity (MW)
N/A for all LPAs	0	0	0

Report progress on the development of the Kettering Energy Park Area of Opportunity and associated policy criteria:

Located over 1100 acres of land to the East of Burton Latimer, Kettering Energy Park is considered to be the main opportunity area when it comes to the co-location of renewable and low carbon technologies whilst strengthening the development of green industries as well as supporting a sustainable and stable supply of energy.

The Energy Park contains Burton Wold Wind Farm which is located to the east of Burton Latimer approximately 2km from Kettering town centre, and consists of 10 wind turbines. The annual average output of the wind farm provides sufficient electricity for over 10,000 homes, equating to around 35% of the homes in the Borough of Kettering.

A further 9 turbines were constructed and were completed in 2014 and an additional 3 turbines were added, increasing the capacity of the wind farm by 8.25MW, both projects were part of a southern extension to the original Burton Wold Wind Farm, known as Burton Wold South.

In addition to this consent was provided for a number of solar photovoltaic farms on the Energy Park, which combined could provide up to 35MW over 7 different schemes. However as of March 2018, none of these schemes were operational. These are as follows:

- KET/2015/0421
- KET/2015/0422
- KET/2015/0423
- KET/2015/0438
- KET/2015/0440
- KET/2015/0445
- KET/2016/0446

Table 32: Number of developments assessed by local design surgery review 17/18

	Total number assessed
Corby	11
East Northamptonshire	26
Kettering	22
Wellingborough	16
North Northamptonshire	75

Table 33: Grade I, II* and II Listed Buildings October 2018

LPA	Grade I Listed Buildings	Grade II* Listed Buildings	Grade II Listed Buildings	Total Listed Buildings	% of North Northamptonshire's Total Listed Buildings Stock
Corby	8	10	198	216	8.0%
East Northamptonshire	56	71	1,298	1425	52.6%
Kettering	23	36	481	540	19.9%
Wellingborough	11	36	483	530	19.5%
North Northamptonshire	98	152	2461	2711	100%

Table 34: Grade I, II* and II Buildings at Risk October 2018

LPA	Grade I Listed Buildings	Grade II* Listed Buildings	Grade II Listed Buildings	Total Listed Buildings	% of North Northamptonshire's Total Listed Buildings Stock
Corby	0	1	0	1	0.04%
East Northamptonshire	7	1	0	8	0.3%
Kettering	1	0	0	1	0.04%
Wellingborough	0	2	0	2	0.04%
North Northamptonshire	8	4	0	12	0.4%

Table 35: Reporting on size and type of development in the area of tranquillity:

Local Authority	Type of Development	Size of development (m ²)
ENC	Conversion with Extension	10,200
ENC	Change of use of non-res building to dwelling(s)	4,700
ENC	Change of use of non-res building to dwelling(s)	700
ENC	New residential building	8,200
ENC	New residential building	1,200
ENC	New residential building	200
ENC	Non Res Change of Use	300
ENC	Change of use of non-res building to dwelling(s)	3,000
ENC	New residential building	130
ENC	New residential building	10
ENC	New residential building	900
ENC	Change of use of non-res building to dwelling(s)	430
ENC	Change of use of non-res building to dwelling(s)	1,300
ENC	New residential building	4,500
ENC	New building (B1)	1,000
ENC	New building (B8 and B1 mix)	20,900
Total		57,670

Green Infrastructure

- 7.5 The green infrastructure framework, including blue infrastructure comprising of rivers and lakes, provides a range of ecosystem services and is vital in maintaining the rural/urban character of North Northamptonshire. The focus is on the strategic corridors of the Rivers Nene and Ise, and the Rockingham Forest area and includes the open countryside around urban areas, which is important to maintain distinct and separate settlements. In some instances there is limited connectivity to access the natural greenspace from the main towns and opportunities need to be taken to link urban parks and woodland into the wider countryside.
- 7.6 The network also provides opportunities to enhance tourism in North Northamptonshire, while ensuring that its most sensitive assets are protected. The special policy areas of the Nene and Ise Valleys and Rockingham Forest will be important in stimulating sustainable economic growth through tourism and rural diversification.
- 7.7 Within these there are organisations that spearhead projects and initiatives that help drive an increase in tourism, recreation and accessibility, which in turn increase the overall delivery of Green Infrastructure within North Northamptonshire.
- 7.8 This AMR seeks to report on certain indicators that measure the progress on the enhancement of Green Infrastructure and associated products such as tourism and accessibility, the relevant indicators are as follows:

- Reporting on progress on the identification and implementation of projects in the Nene Valley NIA
 - Provision of a net gain in Green Infrastructure across each of North Northamptonshire's LPA areas
 - Successful implementation of Green Infrastructure projects and investment at the local level
 - Reporting progress on the enhancement of existing visitor attractions and facilities in the Nene and Ise Valleys
 - Reporting on enhanced and/or new tourism and recreational opportunities in the Rockingham Forest
 - Reporting on the enhancement of green links which enable greater accessibility to the Rockingham Forest via foot, horseback or bicycle
- 7.9 For ease of reporting, these indicators have been grouped together with commentary undertaken in a combined way to show the various workings, projects and schemes that are taking place across North Northamptonshire that, where appropriate, also contribute to the net gain in green infrastructure.
- 7.10 A comprehensive overview of what was taking place in North Northamptonshire was provided in the 2016/17 AMR. For 2017/18 and onwards it was agreed amongst Monitoring Officers to only report on the key headlines relating to the listed indicators above. These can be found below.

Key Green Infrastructure Headlines for 2017/18

- 7.11 Listed below are some of the key green infrastructure developments that have taken place over this monitoring year. These in turn contribute to the enhancement of tourism, recreation, green links and other such projects within North Northamptonshire, particularly The Nene Valley and Rockingham Forest.
- 7.12 **Rushden Lakes**, as referenced in the last AMR, has not only provided commercial opportunity for North Northamptonshire in the form of retail development, it has additionally unlocked the wider natural environment made up by the **Nene Wetlands, Wilson's Pits and Irthlingborough Lakes**. For the last year a temporary structure has been in place at Girder Bridge in the Nene Wetlands nature reserve - prior to that there was no connection as the previous bridge had been dismantled. With the creation of the new Nene Wetlands nature reserve as part of the Rushden Lakes development, it was always the intention of the Trust and developers to restore the bridges to give local people easy access to the Rushden Lakes retail area and to parts of the reserve. The main bailey bridge over the river was restored and opened as planned but work to restore the Girder Bridge over the back channel proved both more difficult and costly due to unforeseen difficulties requiring extensive re-engineering of the bridge supports. Although access was possible from Irthlingborough it involved detours and use of unsurfaced paths which became less than pleasant in wet weather; as a short-term measure the Trust installed a temporary footbridge a year ago to give easy access as soon as possible. Now, thanks to funding from East Northamptonshire Council and the Heritage Lottery Fund the permanent structure has been made possible.
- 7.13 Another key Green Infrastructure asset to the area is the **East Northamptonshire Greenway**. As reported on in the last AMR phases 1-3 have been completed, East Northamptonshire Council has not reported that any further phases have been fully completed as of this year.

However some associated works have been completed such as an all-weather, fully accessible route to the Greenway from Woodford. The existing footways did not allow or encourage use by families with pushchairs or disabled users, especially in the winter months. The improvements, including new kissing gates and stone path, have been made from Church Street to Woodford Mill, giving easy access for all to access Ringstead, Stanwick Lakes and beyond. Collaborative work between Nenescape, East Northamptonshire Council and the local community continues to maintain the existing Greenway phases, such as litter picking and project teams to set out future desires for the Greenway. The University of Northampton has also created an app called 'All Aboard for Rushden!' that has been designed to encourage use of the Greenway. It also aims to encourage people young and old to engage in physical activity, use sustainable transport and discover new things about the history of the town. It also seeks to encourage users of Rushden Lakes to visit Rushden itself. It therefore hopes to contribute to the regeneration of the town.

- 7.14 The first of a series of river restoration works has happened at **Stanwick Lakes**. Led by River Nene Regional Park and supported by the Environment Agency, contractors removed a 'plug' of vegetation and sediment from the mouth of a backwater to re-connect it with the main river channel. Although the removal of so much vegetation may look destructive, the newly formed reconnected water will provide a non-flowing water habitat. This gives fish a place to shelter during high flow periods and also provides some ideal spawning habitat with weeds and reedbeds at the far end of the backwater. Maintaining fish populations helps to support a number of other species in the river ecosystem. Upstream, a similar backwater (not connected to the river channel at both ends) has been retained without 'de-plugging' to preserve its important habitat for aquatic birds, invertebrates and amphibians. The decision of which area to restore and which to leave was based on how established each habitat was. The downstream backwater had more open water and fewer reeds and weeds to be cleared than the upstream area, which gives a bigger reedy area for sheltering birds. The restored habitat will now be monitored so that the impact of the restoration can be measured.

Moorings and marinas

- 7.15 The Environment Agency report that **0 moorings** have been provided on the River Nene in North Northamptonshire within the 17/18 monitoring year. This compares to 141 delivered last year all at the new Earls Barton marina.
- 7.16 The JCS monitoring framework seeks an overall net gain in the delivery of moorings and marinas in Northamptonshire; clearly there has been a substantial decrease in the amount of moorings delivered this year. Even though this has only been reported on in the AMR for 2 years now, it wouldn't be unwise to infer that this kind of development is likely to be more sporadic than other types of development; therefore large fluctuations year to year can be expected.

Environment Summary

- 7.17 As mentioned in the introduction to this chapter, some of the indicators within this section only seek contextual information that is best presented as descript qualitative data, therefore summaries of this particular data may not be presented within this summary as to avoid repetition of what has already been commented on. Some aspects that were reported on the 16/17 AMR were agreed by the Monitoring Officer's Group not to necessarily be reported on in this AMR or to only be partially reported on, either due to a lack of information or lack development taking place over a one year period.
- 7.18 In regards to Table 26, the JCS does not specify targets for the amount of development it expects to be completed with SuDS. From the data provided above, councils have provided the above information in regard to the amount of developments that have either been permitted or completed within the 17/18 monitoring year. As can be observed 26 developments were recorded with this feature overall in North Northamptonshire, with Wellingborough recording the most completions with 8 and Corby the least with 4. It must be noted that there is not a systematic way of recording this specific data and LPAs have their own ways of collecting this information, often by liaising with Development Management officers to understand which significant applications have come forward with a provision for SuDS. More specific details on these SuDS can be acquired from the individual councils.
- 7.19 As observed from Table 33 a total of 30,385m² of housing was developed in either flood zone 2 or 3 in 2017/18. Most of which came in East Northants with 28,685m² and a smaller amount in Wellingborough with 1,700m², Kettering and Corby recorded no development at all in these zones. Overall there has been a decrease in around 45,000m² since the 16/17 year, with almost no development taking place in flood zone 3 (Wellingborough only recording such an negligible amount that a figure was not taken). The way the landscape and river network exists across the North Northamptonshire authorities, in that the River Nene runs only through Wellingborough and East Northants, it is always likely that these two will record the higher figures from this indicator. The much smaller River Ise and other minor tributaries, mostly run through Kettering and Corby and have less related flood zone areas. Again the JCS does not set a target for North Northamptonshire, only to establish how the LPA's are responding to issues of local flooding.
- 7.20 The number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds is something that has always been monitored in the AMR. As with last year's report there were no incidences of any applications that the Environment Agency had objected to being permitted in 17/18. The JCS states that no applications should be granted contrary to EA advice so this clearly remains a positive story for North Northamptonshire. Table 27 lists details of any planning applications that initially had EA objections, but were later withdrawn due to measures being taken to mitigate flooding issues, as well as four applications that were refused. There are also three applications that are pending an outcome.
- 7.21 Another longstanding indicator in the AMR regards the total amount of permitted and installed capacity of renewable energy schemes. In North Northamptonshire there was just one reported scheme of any renewable energy type in 2017/18, this was a solar photovoltaic installation at Neville House in Corby, unfortunately however the particular planning application does not provide information on the total MW so comparisons cannot be made

with the previous year based on specific data. Nevertheless this is obviously a further decrease on the total amount delivered in the 16/17, as has been the trend for a number of years now. There are a number of possible reasons for this, one might simply be the area is nearing full capacity in terms of suitable locations for this type of development, it is also worth considering the effect of government cuts to subsidies for such projects. As also reported in 16/17, Kettering Energy Park (part of which is Burton Wold Wind Farm) has 7 permitted applications for solar photovoltaic farms, which when completed will total in 35MW of energy capacity, however as of March 2018 none of these schemes are yet operational. The JCS has no specific ceiling on what should be achieved for this indicator, only that Policy intends to follow national guidance and move towards a low and zero carbon future with a policy established to facilitate an increased supply of energy from renewable and low carbon sources.

- 7.22 There are four indicators within the JCS monitoring framework that relate to design as a result of Policies 8 (North Northamptonshire Place Shaping Principles) and 9 (Sustainable Buildings). These monitor the number design surgeries taken place in North Northamptonshire, the number of design reviews undertaken with OPUN, developments assessed by BREEAM and schemes assessed through Building for Life. The latter two of these are only assessed every two years, therefore information on this will not be updated until next year's report. Due to issues acquiring data on design reviews for this AMR, this information is unfortunately missing from this report, it is hoped this can retrospectively be acquired for the 18/19 AMR.
- 7.23 The JCS monitoring framework seeks to record the number of developments assessed by local design surgery review. Due to this not being recorded sufficiently previously, this information was not reported on in the 16/17 report, however as can be seen from Table 33 there is now presentable data. This has been sourced from archived agendas and minutes from each design surgery meeting over the 17/18 period. Overall 75 sites were assessed in this period, East Northants recorded the most with 26 and Corby the least with 11. There is no target set within the JCS in terms what should be achieved, this baseline can however now be compared with next year's data.
- 7.24 On heritage, the JCS seeks to find out how many of North Northamptonshire's listed buildings are 'at risk'. The JCS strives for a general decrease overall as set out in as a baseline position in the 2013 AMR. The total amount of listed buildings in North Northamptonshire is 2711 which, despite a couple of minor changes within the different LPAs, is the same figure as reported on in last year's report. Similarly the percentage of these that are 'at risk' remains the same at just 0.44% with no changes at all; East Northamptonshire remains the authority with the highest number of 'at risk' buildings.
- 7.25 East Northamptonshire reported that 57,670m² of development came forward in the area of tranquillity, this is a decrease of 5,590m² compared to the 16/17 figure. This was a new indicator to the JCS framework which aims to preserve the tranquillity of this area by minimising light and noise pollution as well as the visual and traffic impacts of development as set out in *Policy 3, Landscape Character*. Development within this area will be monitored in future reports to show the scale of development within it and aim to ensure that this is somewhat limited.
- 7.26 The overall picture for the environment in North Northamptonshire is relatively mixed. Some of the new indicators that were introduced in last year's AMR now have a second set of data to be compared with for the first time and trends can begin to be realised. Positives to note regard indicators such as the number of planning permissions granted contrary to

Environment Agency advice as well as the amount of development permitted in Flood Zones 2 and 3. Standout areas where improvement is sought include the total amount of permitted and installed capacity of renewable energy schemes, although as mentioned above there has been a downward trend in the number of these types of developments coming forward in the last couple of years.

8. Infrastructure

- 8.1 The delivery of infrastructure is a key focus of the JCS; Policy 10 states that “development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development to support the development of North Northamptonshire.”
- 8.2 Delivery of infrastructure and services is dependent on successful partnership between various public and private sector agencies and the appropriate funding that can be generated from these partnerships. The JPDU continues to seek sources of funding alongside the North Northamptonshire LPAs to help deliver the infrastructure needed to unlock growth in this area.
- 8.3 The JCS has been supported by an Infrastructure Delivery Plan (IDP) which is periodically updated to capture the latest position on what infrastructure is required in North Northamptonshire. This was most recently updated in 2017. The IDP provides detail on the location, cost and funding source of infrastructure projects across the Plan area thus giving an overall picture of what is being sought over the coming years. The IDP is a useful source of information as a means of measuring against some of the indicators set out in the JCS monitoring framework that monitor the progress of certain infrastructure, such as provisions at SUEs and other major sites as well information on the progress of development to major road networks. In addition to this the emergence of the North Northamptonshire Investment Framework (which is still in production), has been a useful source of evidence and information on the latest position of key strategic infrastructure in the area and has been utilised within this section to provide updates in a similar way the IDP did in the 2016/17 AMR.
- 8.4 The type of information presented in this chapter is very much similar to that of previous AMRs, albeit a couple of new additions with the introduction of the new JCS monitoring framework. However as mentioned its main focus is to provide updates on major infrastructure (including an updated Table 8 of the JCS), the SUEs and other major sites.
- 8.5 A short summary will be provided at the end of this chapter.

Table 36: JCS Table 8 (2018 updates)		
Infrastructure scheme	Reason	Delivery
Chowens Mill roundabout improvements, A45/A6 Higham Ferrers/Rushden	There is significant congestion at this strategic junction for local traffic as well as those travelling further between the M1 and the A14. Improvements will be required to ensure flow of traffic along this strategic route. The SUE to the East of Rushden will require improvements to this junction to deliver development.	For completion by 2021. Funding announced, Dec 2014, in the Road Investment Strategy: Investment Plan for segregated lanes, signalisation and additional carriageways at a cost of around £21m. Highways England.
Isham bypass, Wellingborough	Directly related to Wellingborough development, specifically Wellingborough North SUE and employment opportunities. Preventing traffic congestion along this key route between Wellingborough and Kettering and impacts on the village of Isham.	The £25m initially secured through the Northamptonshire Growth Deal by SEMLEP has been withdrawn due to delays in plugging the remaining funding gap. The delay means the scheme misses the timetable for Growth Deal programme and so can no longer access the funding. The project still remains a priority for SEMLEP and partners and other funding avenues will be explored. Northamptonshire County Council, SEMLEP and Borough Council of Wellingborough.
A14 junction 10a, Kettering	This is directly related to development at Hanwood Park (Kettering East) and the business and energy park to the east of Kettering.	For completion by 2025. Subject to other contributions the Road Investment Strategy: Investment Plan is committed (around £25m) to provide a new junction (10a). A separate forward funding loan of £14.5m from the Governments Local Infrastructure Fund (HCA) that will also secure access points, sewerage works and other site preparation for Kettering East.

		Highways England, Northamptonshire County Council, SEMLEP, Developers and Kettering Borough Council.
Corby Northern Orbital Road Phase 2 (final)	This road will help to open up employment opportunities around Rockingham Motor Speedway, and also improve traffic flows in this area of Corby, to support the development of Priors Hall.	The overall cost of the project is estimated to be £30m and a portion of the funding will come from S106 agreements. Northamptonshire County Council, SEMLEP, Corby Borough Council.
Tresham College, Wellingborough	Partial demolition, rationalisation and refurbishment. This will enable new sector based skills to be developed around high technology application and engineering.	It was announced last year that the original proposal is no longer going ahead. Instead Tresham has now merged with the Bedford College Group who are currently operating out of Croyland Abbey whilst the redevelopment of the Tresham site continues. Future progress of the sites redevelopment and Bedford College Groups occupation of the new improved site will be reported in AMRs going forward. Tresham College/Bedford College Group, SEMLEP, Borough Council of Wellingborough
A45 Stanwick to Thrapston dualling	To provide a continuous express way between the A14 and M1.	The Road Investment Strategy: Investment Plan is supporting the dualling scheme to be developed in the next Road Period (2020/1 – 2025/6). The expected cost to range from £200m - £250m. For completion 2027/28. Highways England
A43 (Phase 3) Northampton to Kettering Dualling	To improve connectivity and accommodate growth in traffic between North and West Northamptonshire, the A43 needs to be dualled between Northampton and the A14. While it may not be possible to	Phases 1 and 2, currently in progress, will complete dualling from Northampton to Holcot/Sywell roundabout. Phase 3 will be defined once the impacts of Phase 1 in freeing up current congestion

	complete the dualling within the plan period, substantial progress will be necessary if slow journey speeds are not to become an impediment to the economy.	are known, and may not be a continuation of Phase 2. For completion in period 2026-2031. Northamptonshire County Council, Borough Council of Wellingborough, Kettering Borough Council. At least one further phase of the dualling is likely to be completed within the plan period.
--	---	--

8.6 Above is an update to Table 8 of the JCS which outlines the key strategic infrastructure projects for North Northamptonshire. The intention is to update this table on an annual basis to show how each project is progressing against intended time frames. Prior to this AMR, Table 8 was last updated in September 2017 in line with the Infrastructure Delivery Plan review that took place within the same month. In a similar vein updates on the infrastructure projects above were provided by LPAs and other stakeholders in line with the preparation of the North Northamptonshire Investment Framework (NNIF) in summer 2018 and these are now reflected above. As with last year it is acknowledged that these updates took place beyond the 17/18 monitoring period, however given the scale at which infrastructure delivery has been reviewed within this document it would be a missed opportunity to not report on the key changes in this report. Equally by the time this report is published it is possible that further changes will be required to some of the projects listed in the table, these will be picked up on within the 18/19 report.

8.7 Table 8 was also reported on in previous AMRs and therefore comparisons can be made for where there have been changes since the 16/17 report. The key points to note are:

- Chowns Mill is expected to be delivered by December 2021.
- The withdrawal of the partial funding for the Isham Bypass.
- Confirmation of the funding position for Corby Northern Orbital Road.
- Confirmation of the position of Tresham College.
- More accurate measure of cost of A45 Stanwick to Thrapston dualling.
- Change in timeframe for completion of A43 (Phase 3) Northampton to Kettering dualling.

Figure 2: Progress of the development of the SUEs/Garden Communities and other key strategic sites

Hanwood Park (Kettering East)

- Hanwood Park LLP's variation of conditions application – legal agreement completed and permission has been issued.
- Persimmon Homes – legal agreement has been signed and the reserved matters have been approved. Conditions have been discharged and Persimmon Homes are now on site. The first units are expected to be completed April 2019 with a build-out rate of 50 units a year. Persimmon will be providing an upfront financial contribution to allow the Council to complete off-site junction improvements at the Cranford Road/Barton Road junction (junction g).
- An amended reserved matters has been approved for the Taylor Wimpey site.
- David Wilson Homes and Barratts are on site and making good progress.
- Roof charge payments are being made and priorities for S106 spending are being identified. To date £2.8 million has been received in S106 monies. These monies have been used to deliver highway works and to make a number of repayments of the Homes England School Loan; the first junction improvement works at Deeble Road/Windmill Avenue and traffic calming at Cranford village have been completed.
- Further to public consultation and presentation at East Kettering Liaison Forum, a preferred option for the traffic calming scheme at Warkton Lane has been identified. Detailed design work is underway. Delivery is currently targeted for the school summer holidays 2019.
- Health Provision – partners are continuing to work together to explore what a facility at Hanwood Park could provide and also how we could co-locate health and other uses.
- Primary school site delivered and opened in September 2015. Strategic foul drainage works completed.

Priors Hall, Corby

- A development of 5,100 new homes, the whole Priors Hall scheme is subdivided into 3 Zones although Zone 3 lies in East Northamptonshire District.
- Urban and Civic acquired the site with assistance from the HCA in late 2017.
- Moving forward to regularise and complete works on Zone 1 currently are undertaking permissions under reserve matters, for various parcels of land, these include R17, R14. The application for Zones 2 and 3 have come in as pre-application advice and currently a (Planning Performance Agreement) PPA is currently been negotiated along with East Northamptonshire for a joint PPA.
- In Zone 1, a doctor's surgery and community facility have been permitted as the first two buildings in the Local Centre, as well as various temporary buildings plus a Primary School. Apart from the temporary marketing suite, these facilities have not yet been constructed. The Primary School site has now been relocated as a result of the new Development Framework Plan and opened its doors in September 2016.
- The Corby Business Academy is also located within Zone 1 of the site and was the first building to be constructed at Priors Hall. The Corby Enterprise Centre (for new businesses) is on land just to the South of this in the same Zone.

- There is also permission for retail and commercial units. Current activity at Priors Hall is supported by a Get Britain Building infrastructure loan from the Homes and Community Agency to support delivery of approximately 330 homes.
- Planning approval and funding from the Growing Places Fund for the Corby Northern Orbital will allow more direct access to all development in the northern area of Corby.

Weldon Park, Corby

- Weldon Park, a mixed-use development including 1,000 new homes, together with Priors Hall comprises the North East Corby SUE. Weldon Park has been granted outline planning permission in principle subject to the signing of a Section 106 agreement. The development will provide a 1½ form entry primary school, new community facility and the Weldon relief road amongst other on site requirements. Deferred developer contributions have been agreed in principle for this site to improve development delivery. Developers are currently working with the Council to agree design codes for Weldon Park.

Stanton Cross, Wellingborough (Wellingborough East)

- The site was identified as the initial Sustainable Urban Extension for Wellingborough in the 2008 CSS. An outline consent for the site was granted in 2008. The scheme has consent for 3,650 dwellings, B1, B2 and B8 development, country park, a neighbourhood centre, two local centres and all associated infrastructure.
- Route 4 is being well progressed.
- At least 12 further conditions have been submitted for discharge on the outline/variation of condition permissions for Stanton Cross. These are currently being processed and consultations sent out. They relate to flooding, ecology, and lighting.
- There are anticipated to be at least 29 completions over the next monitoring year according to the latest housing trajectory which will be recorded in the 2018-2019 AMR.

Glenvale Park (Wellingborough North)

- The site was identified as the second SUE for Wellingborough in the 2008 CSS. Outline consent for the site, was granted in 2010 with a time extension approved in 2013. A section 73 application was granted (subject to the signing of a S106 agreement) in September 2016. In January 2018 Section 73 application amendments were approved subject to the signing of a S106 agreement. 15 March 2018 Section 73 S106 legal agreement were signed and variation to outline planning permission WP/2012/0525/XEIA issued.
- The proposal includes 3,000 dwellings, retail and commercial facilities, primary schools, a neighbourhood centre, open spaces and associated infrastructure.
- There are several issues that need to be overcome to allow the full delivery of this site. The consent restricts development to 1,500 dwellings until completion of the Isham – Wellingborough improvement, which is an extension of the proposed A509 bypass of Isham village, a corridor for this has been reserved in the site layout. In addition the Design Codes for the site were approved in 2012 and may need refreshing and a reserved matters application has been submitted for the infrastructure. The Borough Council is a land owner for part of the consented area and has agreed to sell 40 acres of land in phase 1.

West Corby

- This was identified in the 2008 CSS as a general location for a mixed use SUE. This site is now allocated in the JCS for development of around 4,500 dwellings and at least 2,500 jobs. It will deliver a high quality development which is permeable, well-connected and integrates with the town of Corby and also has a high quality of landscape to assimilate into the surrounding countryside. The SUE will include key infrastructure items including highway improvements, a secondary school and four primary schools, provision of green infrastructure throughout the site, public transport provision and other community facilities to meet the needs of the development. It is anticipated that the site will deliver 2,800 dwellings by 2031, in addition there is scope for additional land to the north of the initial site boundary up to the A427 that may come forward post 2031. An outline planning application was submitted in April 2017.

Rushden East

- In order to provide for significant expansion at Rushden in accordance with its status as a Growth Town in the JCS, a broad location for a SUE to the east of the A6, has been identified. The land is considered to be the most sustainable option for the future development of Rushden and provides a major opportunity for a high quality, cohesive and distinctive sustainable urban extension. Whilst the A6 bypass forms a significant barrier between the proposed urban extension and Rushden, innovative solutions will be examined in order to create a development which is permeable and well-connected to Rushden and the facilities offered by the existing urban area.
- Rushden East Programme Board continues to meet to discuss work programme and current issues on delivery.
- Series of meetings have taken place to address relevant issues around transport, design and infrastructure requirements. Action plans have been drawn up to provide future direction/timescale for delivery.
- The masterplan is currently being prepared to address the requirements of NNJCS Policy 33 and reflect the outcomes of the various workshops, comments received from Highways and design team. This will need to be agreed by Council in advance of public consultation in the March 2019.

Tresham Garden Village

- The idea of creating a Garden Village at Deenethorpe Airfield was tested through the preparation of the North Northamptonshire Joint Core Strategy. Policy 14 of the Joint Core Strategy (JCS) identifies the opportunity to create an exemplary Garden Village and sets out demanding standards for its design and operation.
- The proposal for an exemplary new Garden Village is being promoted by the Deene Estate, which has owned the land for over 500 years. The new village, including up to 1,500 homes, community facilities, shops, business premises and generous green spaces, would occupy part of the 600 acre airfield site located between the villages of Deenethorpe and Benefield to the east of Corby.
- A masterplan which gives a broad overview of what will go where (the location of specific land uses such as housing, employment, schools, green space etc.) as well as basic details on access

and movement across the site, links to existing key infrastructure and how the site will connect with the wider area, was consulted on in early 2018 for 6 weeks.

- Following feedback from the consultation, the masterplan was then approved and adopted by East Northants Council later in 2018. The promoters are now working on a formal planning application, anticipated to be submitted to the council in 2019.

Other Strategic Sites

Land at Cockerell Road, Corby

- This site has been identified as being suitable for B1, B2 and B8 uses. The JCS expects that the site should deliver employment and training opportunities, a high quality landscaped Business Park and associated infrastructure, including a net gain in green infrastructure and biodiversity.
- Wickes opened a store on part of the site back in 2016 and in 2018 another builders merchants applied for planning permission for its own unit(s) on the site. However even if this is approved there will still be a large proportion of the site that remains vacant, ready for development.

Land at Nene Valley Farm, Rushden

- In January 2016, developer Ashfield Land purchased Nene Valley Farm which has been acquired to develop a mixed-use scheme that will include office, industrial, retail and leisure facilities; which is to be consistent with Policy 35 of the JCS which allocates this site.
- Ashfield Land are promoting this site as *Rushden Gateway* and which they say could create 500-600 jobs, and as well as the employment space, proposals have emerged since that set out the provision for retail units, a supermarket, cafe and restaurant space, a 60 bed care home and a new area of high quality public open space.
- As of 2018 a full planning application has been submitted to East Northants Council, a decision on the proposal is expected in early 2019

Land at Kettering North

- Land at Kettering North as shown in Policy 36 of the JCS is allocated primarily for employment uses. The site will provide for a minimum of 40ha of B1, B2 and small scale B8 development together with approximately 2ha of leisure related uses. A masterplan is currently worked on and a planning application could be expected in 2019.

Land at Kettering South

- Policy 37 of the JCS allocates two parcels of land at Kettering South for employment uses, known as Parcel A and Parcel B. The smaller of the parcels (A), located west of the A509, should provide small employment units primarily for B1 and B2 uses, whilst the larger Parcel B, situated to the east of the A509 should focus on the delivery of B8 development and ancillary B1 and B2 uses.
- In August 2016 an application was put forward by DB Symmetry Ltd for development on Parcel B of the site, but this was later withdrawn. A second application was then put forward only to be refused in 2018 by the council over concerns the proposal would have a negative impact

on Isham in relation to traffic. DB Symmetry Ltd appealed have lodged an appeal on this decision the outcome of which is expected in 2019.

Rothwell North SUE

- The site of the proposed SUE at Rothwell North is located on agricultural land approximately 33.7ha to the north of Rothwell and will aim to provide around 500 dwellings and 3 hectares of B1 and B2 employment land comprising of a local centre, shops and community facilities.
- As of 2018 the S106 for the site has been completed and outline planning permission has been issued. The first reserved matters (which could be for 232 dwellings) could follow in the near future.

Table 37: SUE housing completions		
Site	17/18 Completions	Overall completions
Hanwood Park	124	153
Priors Hall	269	899
Weldon Park	62	101

Provision of superfast broadband infrastructure

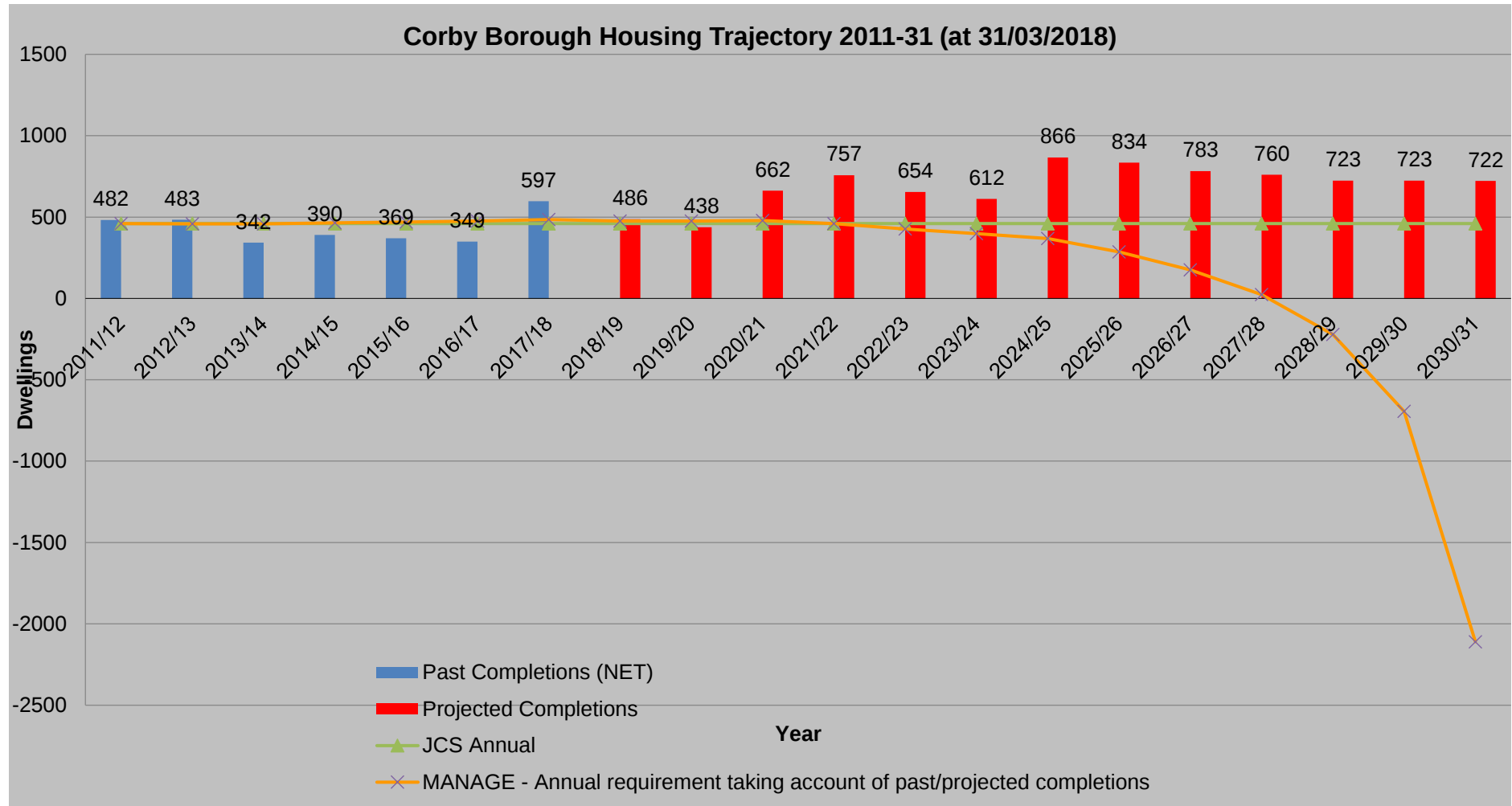
- 8.8 Government set a national target of 95% superfast broadband coverage to be achieved by 31st December 2017. The target relates to numbers of premises rather than geographical coverage. This national target was met. However, Northamptonshire has gone even better with coverage approaching 97%. It is also in the top ten areas in the UK for ultrafast broadband with 60% of premises able to access even faster speeds. This means that Northamptonshire is now one of the best counties in the UK for fast broadband.

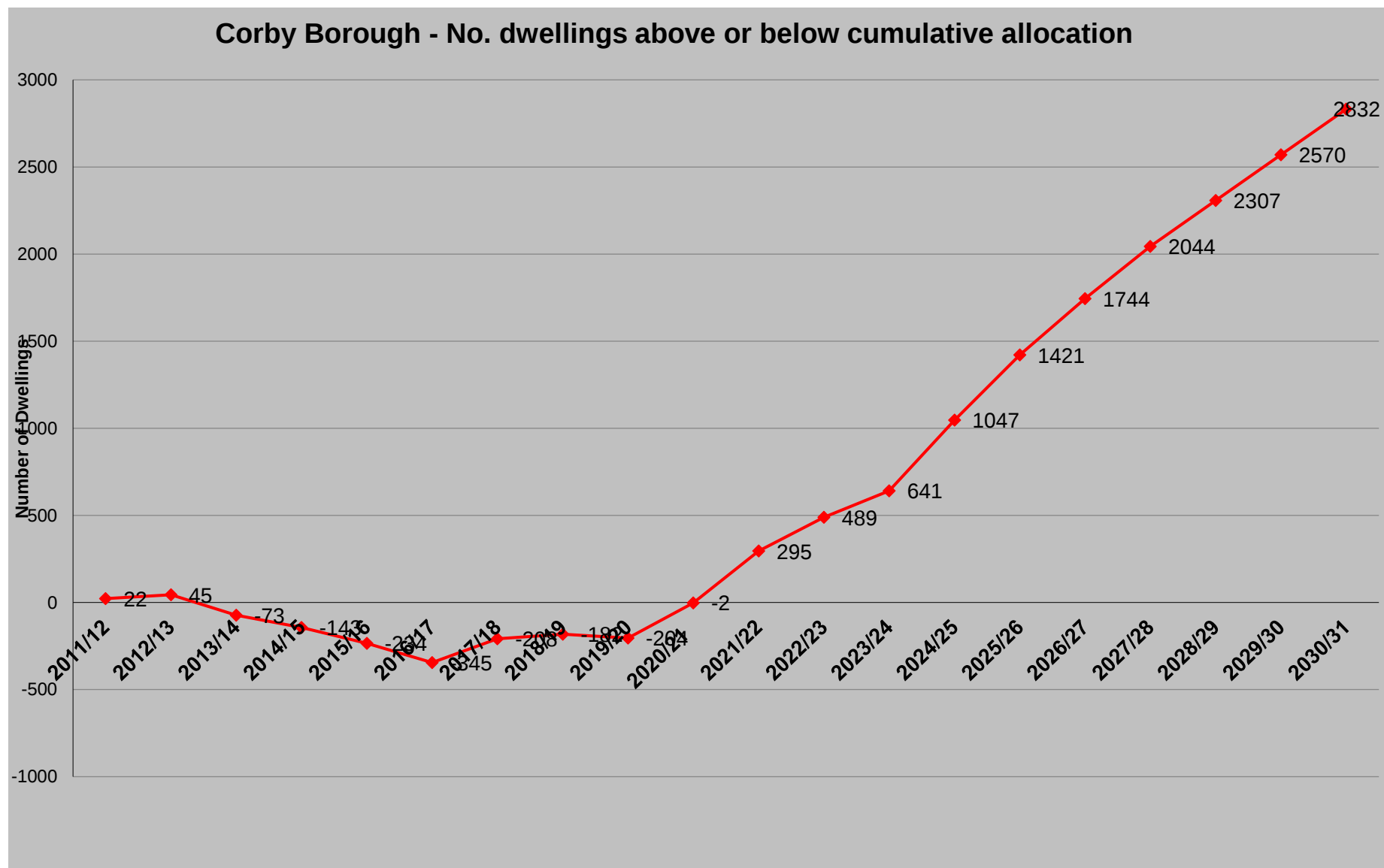
Infrastructure Summary

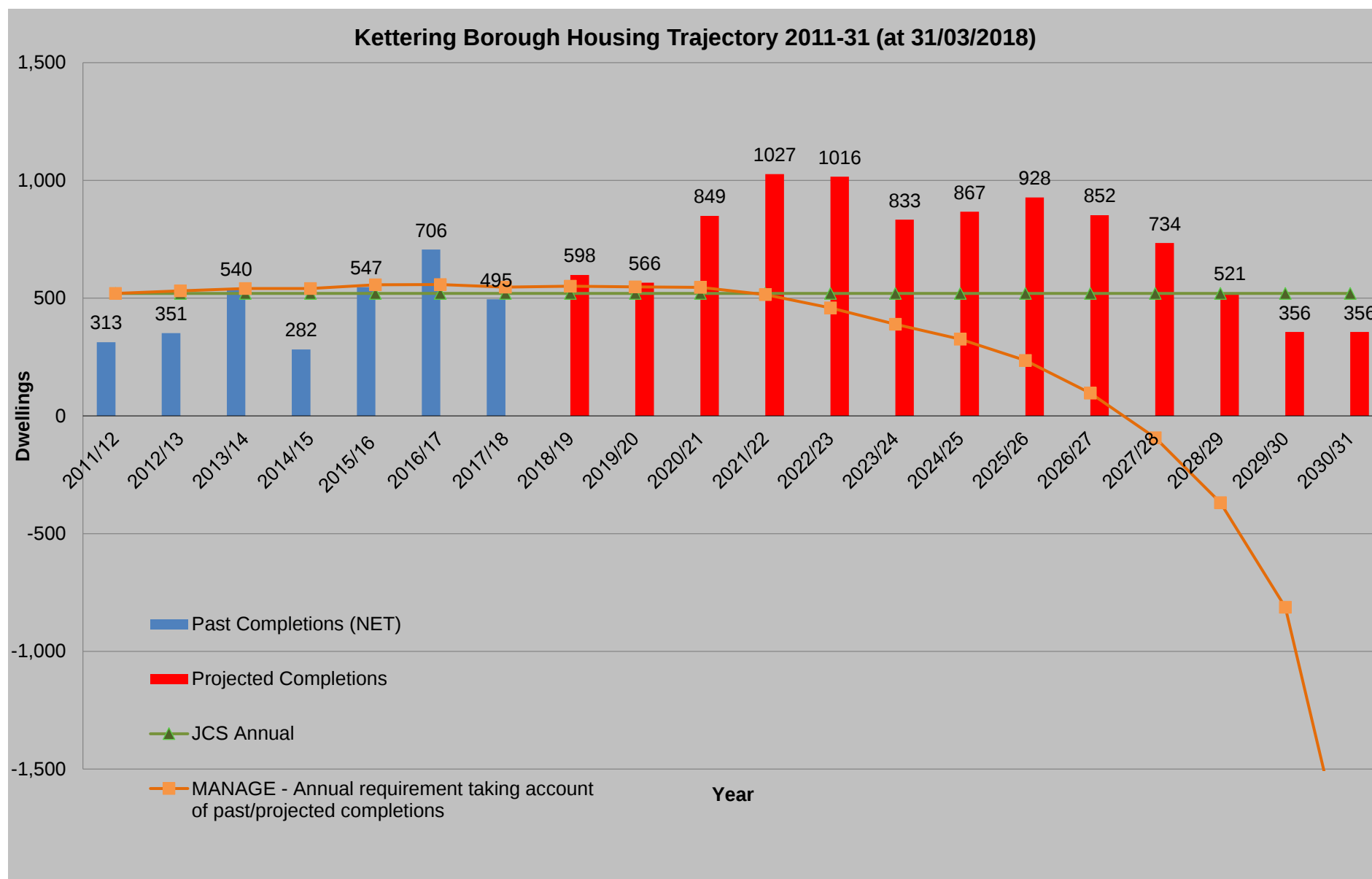
- 8.9 Overall it can perhaps be viewed as a measured year in regard to the delivery of infrastructure in North Northamptonshire. When gauging progress of major infrastructure proposed for the area against Table 8 of the JCS, there is still some considerable work to be done for construction to commence on certain projects, for example the Isham Bypass, which as detailed above has seen the withdrawal of the partial funding of £25m initially secured by SEMLEP. However progress is being made at the likes of Chown's Mill Roundabout where consultations and significant design work has taken place and construction is proposed to begin in December 2019. It will be important to monitor how much certain projects progress within the next couple of years to see if some of the more challenging projects can get off the ground, as pressure may build for these to come forward quicker to support the continued high level of housing growth.

- 8.10 In regard to the SUEs it has already been pointed out that delivery of housing has been slower than expected in previous years of the JCS. However significant infrastructure work has taken place to drive delivery and now housing delivery has started to make progress. The best example of this is seen at Stanton Cross where the road infrastructure has undergone significant change over the last year and the primary routes are starting to take shape with Route 4 that connects the development to the town centre nearing completion. All this has allowed for the first houses to come under construction in 2018, these will be reflected in the housing figures for Wellingborough in the 2018/19 AMR. Hanwood Park has had similar supporting work recently completed and this has allowed for an increased rate of housing delivery since last year, Priors Hall continues to be the most productive of the SUEs in regard to housing delivery, which now approaches 1,000 homes and it is hoped more can be unlocked with the delivery of the Corby Northern Orbital Road. In terms of the two SUEs that are yet to be permitted, Glenvale Park is now seeing some work take place on the ground in terms of early infrastructure i.e. site access. With Rushden East the masterplan continues to be worked on and as mentioned it is hoped that this can be adopted by the council in 2019.
- 8.11 It is a similarly mixed situation for the smaller sites allocated within the JCS, it is positive that most sites appear to have a planning application submitted or at least have one in motion being worked up to submission, however only Cockerell Road in Corby has seen physical (partial) development so far. Despite this it's possible that some of the sites could all come forward at a similar time.

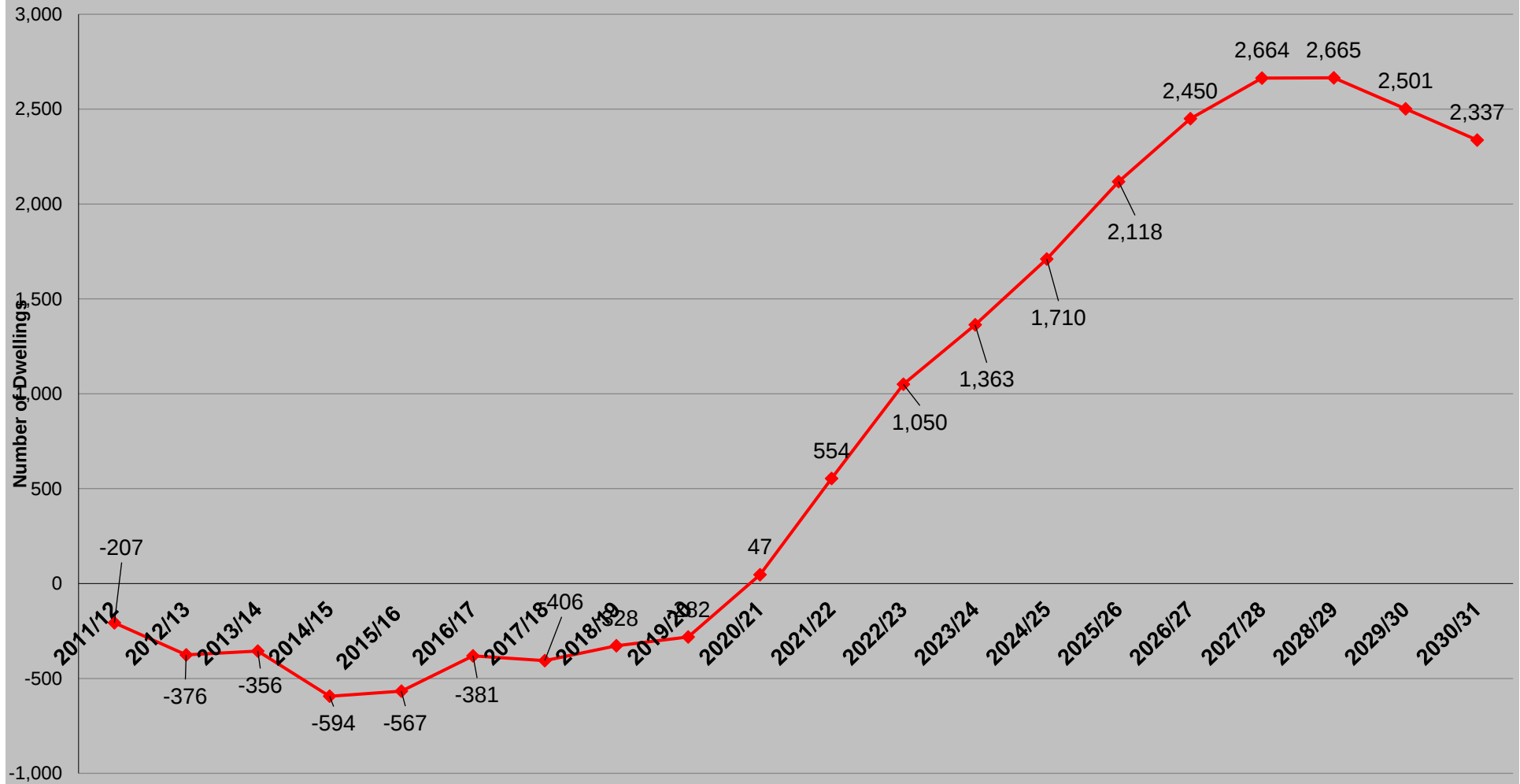
Appendix A: Local Authority Housing Trajectories assessing past and projected performance relative to the Joint Core Strategy, 2011-31



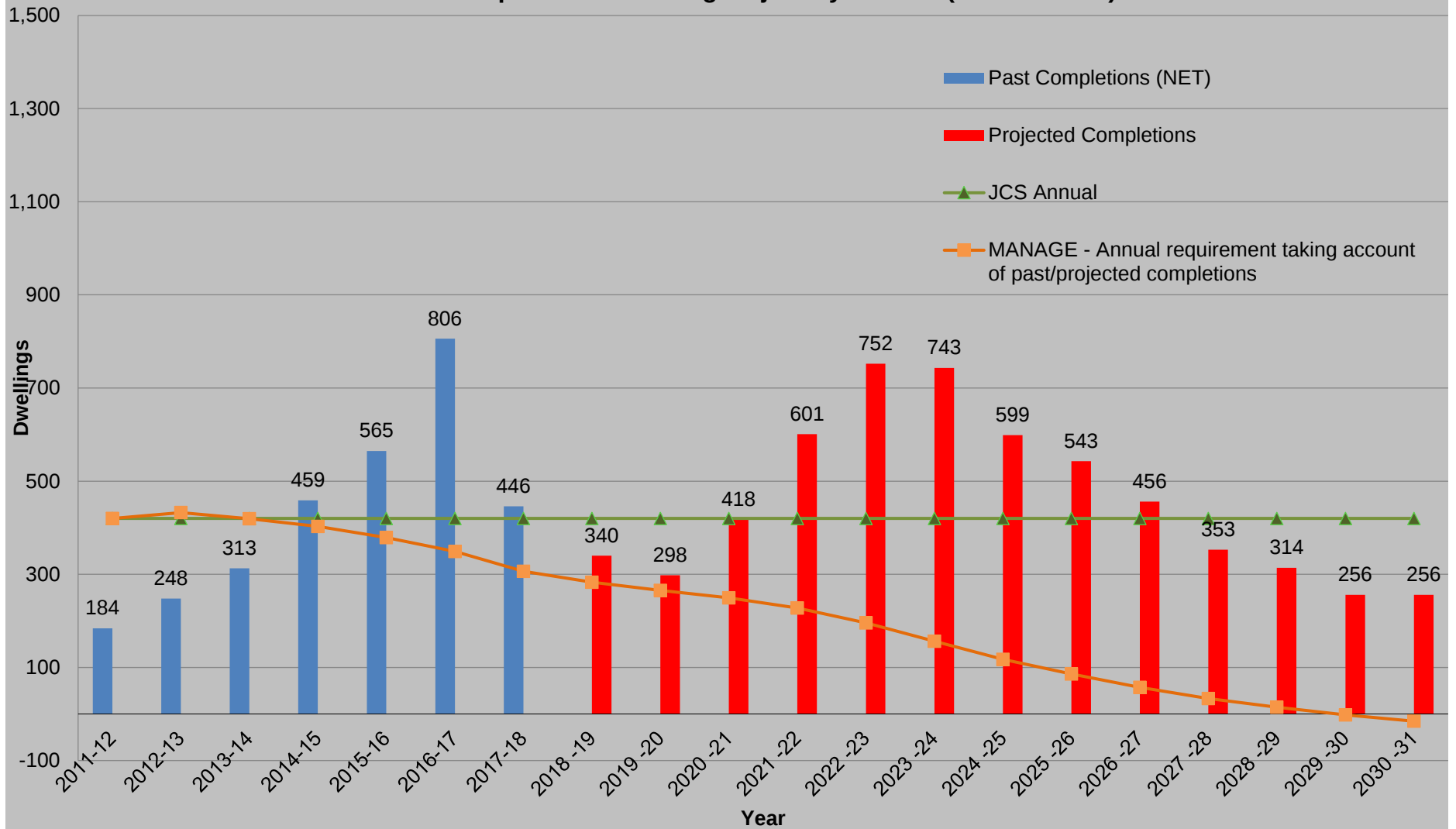


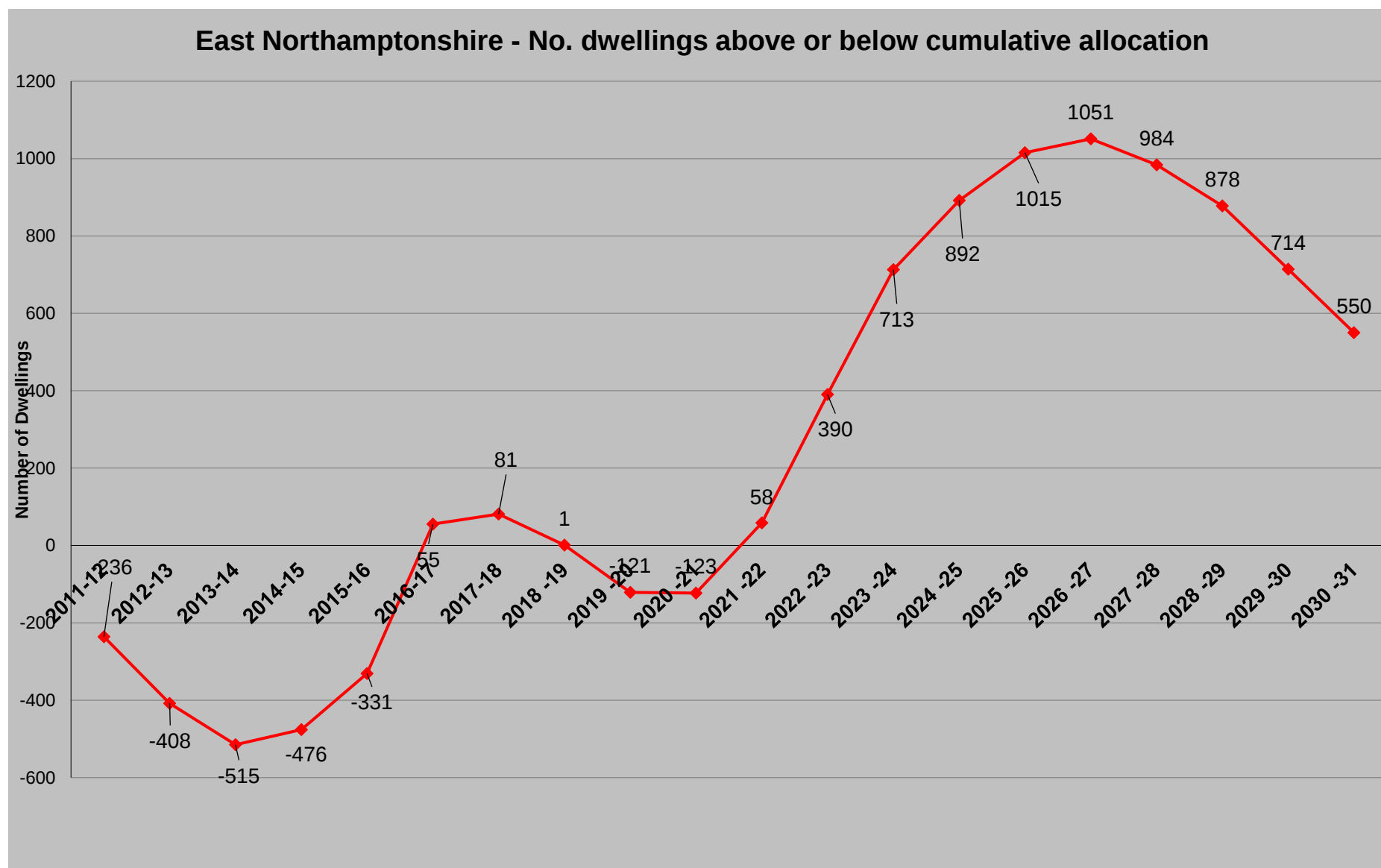


Kettering Borough - No. dwellings above or below cumulative allocation

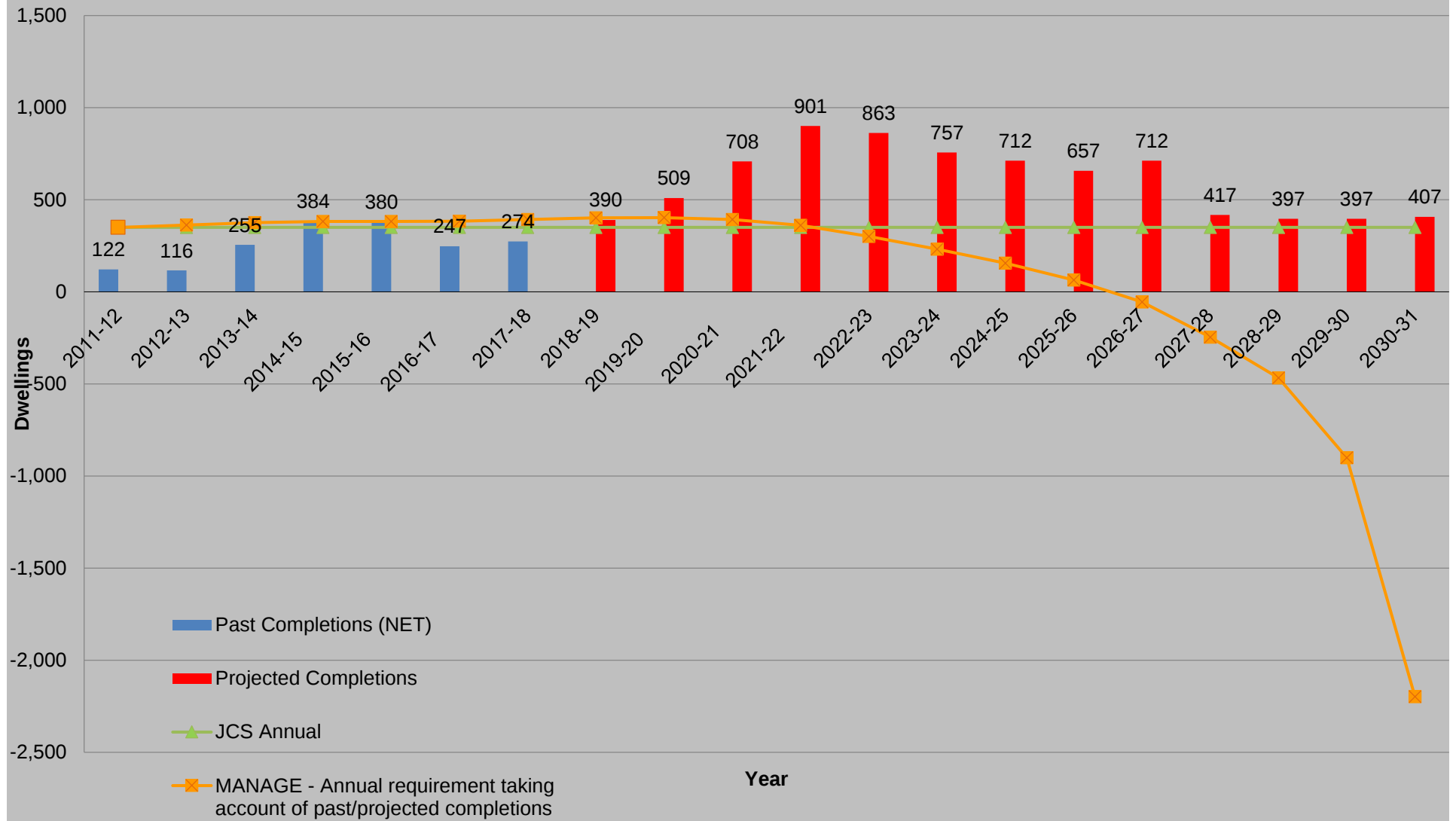


East Northamptonshire Housing Trajectory 2011-31 (at 31/03/2018)

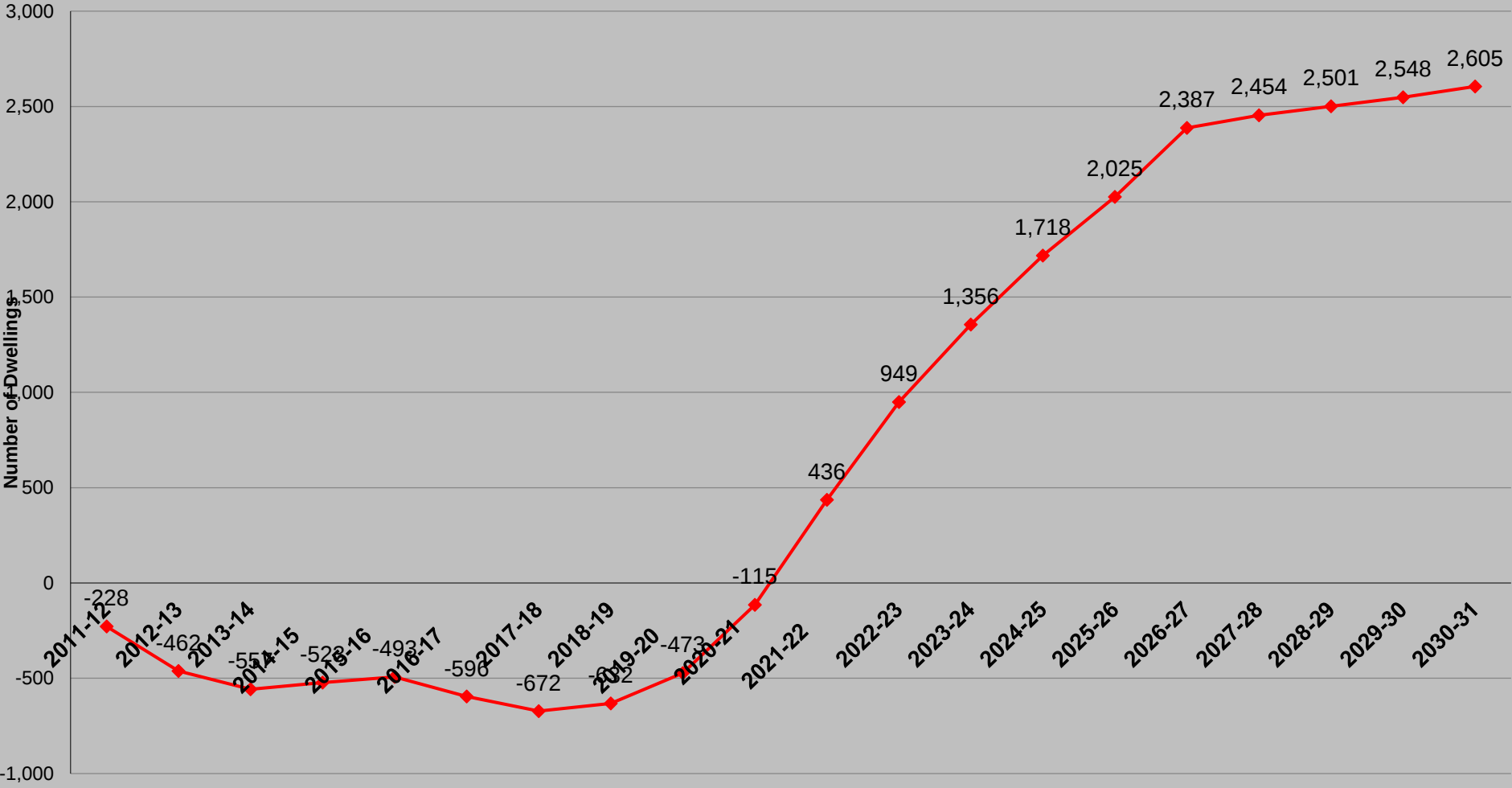




Borough of Wellingborough Housing Trajectory 2011-31 (at 31/03/2018)



Borough of Wellingborough - No. dwellings above or below cumulative allocation



Appendix B: Calculation of the five year housing land requirement relative to the JCS, 2019-24

Corby Borough: Housing Requirement Calculations 2019-24

- A3.1 Table A3.1 below outlines that over the period 2011-19 it is anticipated that 3,508 dwellings will have been built in Corby Borough. This is comprised of 3,012 actual completions 2011-18 and a projected 496 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (460 x 8 years = 3,680 dwellings), this represents a shortfall of 172 dwellings.

Table A3.1	
Corby Borough Council – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	482
Recorded completion 2012/13	483
Recorded completion 2013/14	342
Recorded completion 2014/15	390
Recorded completion 2015/16	369
Recorded completion 2016/17	349
Recorded completion 2017/18	597
Projected completion 2018/19	496
Total Completions 2011-19	3,508
JCS Requirement 2011-19 (460 x 8)	3,680
Difference 2011-19	-172

Updated Housing Requirement 2019-24 inclusive of past performance

- A3.2 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 172 dwelling shortfall projected at 31.03.2019 must be incorporated into the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.2 below.

Table A3.2			
Corby Borough Council – Rebased Five Year Housing requirement, 2019-24 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-19	(d) Revised (Five Year) housing requirement, 2019-24
2019/20	460	172	2,472
2020/21	460		
2021/22	460		
2022/23	460		
2023/24	460		
Totals	2,300	172	2,472

Final Housing Requirement 2019-24 inclusive of NPPF buffer

- A3.3 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 20% has been added to the Borough's revised housing requirement as calculated at Table A3.2. This has the effect of increasing the Council's housing requirement to 3,124 dwellings for the period 2018-23 (see

Table A3.3). This is the figure against which Corby Borough's housing land supply is considered for the period 2018-23.

Table A3.3	
Corby Borough Council – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +20%	2,966

East Northamptonshire District: Housing Requirement Calculations 2019-24

A3.4 Table A3.4 below outlines that over the period 2011-19 it is anticipated that 3,361 dwellings will have been built in East Northamptonshire. This is comprised of 3,021 actual completions 2011-18 and a projected 340 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (420 x 8 years = 2,940 dwellings), this represents an oversupply of 1 dwelling.

Table A3.4	
East Northamptonshire – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	184
Recorded completion 2012/13	248
Recorded completion 2013/14	313
Recorded completion 2014/15	459
Recorded completion 2015/16	565
Recorded completion 2016/17	806
Recorded completion 2017/18	446
Projected completion 2018/19	340
Total Completions 2011-19	3,361
JCS Requirement 2011-19 (420 x 8)	3,360
Difference 2011-19	+1

Updated Housing Requirement 2019-24 inclusive of past performance

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

Table A3.5			
East Northamptonshire – Rebased Five Year Housing requirement, 2019-24 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-19	(d) Revised (Five Year) housing requirement, 2019-24
2019/20	420	0	2,100
2020/21	420		
2021/22	420		
2022/23	420		

2023/24	420		
Totals	2,100	0	2,100

Final Housing Requirement 2019-24 inclusive of NPPF buffer

- A3.6 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to East Northamptonshire's housing requirement as outlined at Table A3.5. This has the effect of increasing the Council's housing requirement to 2,205 dwellings for the period 2019-24 (see Table A3.6). This is the figure against which East Northamptonshire Council's housing land supply is considered for the period 2019-24.

Table A3.6	
East Northamptonshire – Five Year Housing requirement, 2019-24 (with buffer)	
Revised housing requirement +5%	2,205

Kettering Borough: Housing Requirement Calculations 2019-24

- A3.7 Table A3.7 below outlines that over the period 2011-19 it is anticipated that 3,832 dwellings will have been built in Kettering Borough. This is comprised of 3,234 actual completions 2011-18 and a projected 598 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (520 x 8 years = 4,160 dwellings), this represents a shortfall of 322 dwellings.

Table A3.7	
Kettering Borough – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	313
Recorded completion 2012/13	351
Recorded completion 2013/14	540
Recorded completion 2014/15	282
Recorded completion 2015/16	547
Recorded completion 2016/17	706
Recorded completion 2017/18	495
Projected completion 2018/19	598
Total Completions 2011-19	3,832
JCS Requirement 2011-19 (520 x 8)	4,160
Difference 2011-19	-328

Updated Housing Requirement 2019-24 inclusive of past performance

- A3.8 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 328 dwelling shortfall projected at 31.03.2019 must be incorporated to the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.8 below.

Table A3.8	
Kettering Borough –	
Rebased Five Year Housing requirement, 2019-24 (no buffer)	

(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-19	(d) Revised (Five Year) housing requirement, 2019-24
2019/20	520	328	2,928
2020/21	520		
2021/22	520		
2022/23	520		
2023/24	520		
Totals	2,600	328	2,928

Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.9 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to Kettering Borough's revised housing requirement as calculated at Table A3.8. This has the effect of increasing the Council's housing requirement to 3,074 dwellings for the period 2019-24 (see Table A3.9). This is the figure against which Kettering Borough's housing land supply is considered for the period 2019-24.

Table A3.9	
Kettering Borough – Five Year Housing requirement, 2019-24 (with buffer)	
Revised housing requirement +5%	3,074

Borough of Wellingborough: Housing Requirement Calculations 2019-24

A3.10 Table A3.10 below outlines that over the period 2011-19 it is anticipated that 2,168 dwellings will have been built in the Borough of Wellingborough. This is comprised of 1,778 actual completions 2011-19 and a projected 390 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (350 x 8 years = 2,800 dwellings), this represents a shortfall of 632 dwellings.

Table A3.10	
Borough of Wellingborough – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	122
Recorded completion 2012/13	116
Recorded completion 2013/14	255
Recorded completion 2014/15	384
Recorded completion 2015/16	380
Recorded completion 2016/17	247
Recorded completion 2017/18	274
Projected completion 2018/19	390
Total Completions 2011-19	2,168
JCS Requirement 2011-19 (350 x 8)	2,800
Difference 2011-19	-632

Updated Housing Requirement 2019-24 inclusive of past performance

A3.11 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 632 dwelling shortfall projected at 31.03.2019 must be incorporated to the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.11 below.

Table A3.11			
Borough of Wellingborough – Rebased Five Year Housing requirement, 2019-24 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-19	(d) Revised (Five Year) housing requirement, 2019-24
2019/20	350	632	2,382
2020/21	350		
2021/22	350		
2022/23	350		
2023/24	350		
Totals	1,750	632	2,382

Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.12 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the Council's revised housing requirement as calculated at Table A3.5. This has the effect of increasing the Borough's housing requirement to 2,501 dwellings for the period 2019-24 (see Table A3.12). This is the figure against which Wellingborough's housing land supply is considered for the period 2019-24.

Table A3.12	
Borough of Wellingborough – Five Year Housing requirement, 2019-24 (with buffer)	
Revised housing requirement +5%	2,501

Appendix C: Local Authority Housing Site Schedules

Web links

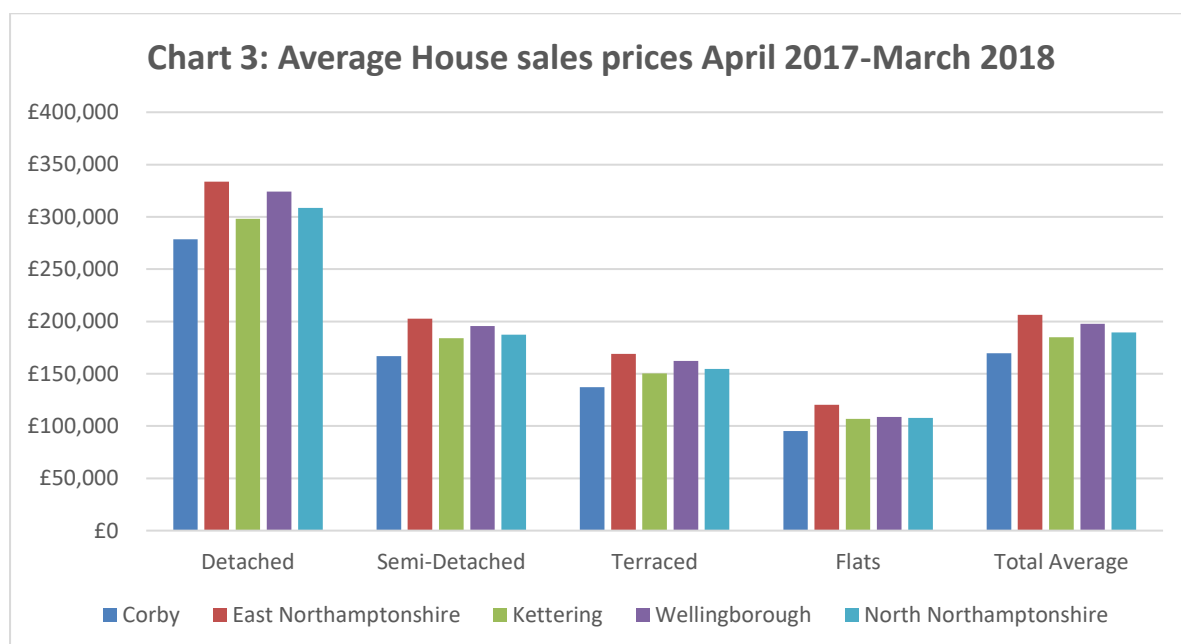
[Corby Housing Site Schedule](#)

[Kettering Housing Site Schedule](#)

[East Northamptonshire Site Schedule](#)

[Wellingborough Housing Site Schedule](#)

Appendix D: Average House Prices – 1st April 2017 – 31st March 2018



Source: Land Registry – UK House Price Index

	Detached	Semi-Detached	Terraced	Flats	Total Average
Corby	£278,654	£166,763	£137,120	£95,373	£169,477
East Northamptonshire	£333,645	£202,618	£168,983	£120,371	£206,404
Kettering	£298,103	£183,884	£150,385	£106,866	£184,809
Wellingborough	£324,067	£195,667	£162,207	£108,542	£197,620
North Northamptonshire	£308,617	£187,233	£154,674	£107,788	£189,578

Table 39: Change in average house price 2016/17 to 2017/18

	Detached	Semi-Detached	Terraced	Flats	Total Average
Corby	8.6%	8.8%	8.1%	9.5%	6.9%
East Northamptonshire	8.9%	8.8%	8.4%	10.0%	-0.4%
Kettering	8.3%	8.5%	8.1%	9.6%	4.5%
Wellingborough	9.3%	9.4%	9.0%	9.9%	4.5%
North Northamptonshire	8.8%	8.9%	8.4%	9.8%	3.6%

Table 40: Total No of houses sold by LPA

LPA	Total House Sales
Corby	1,488
East Northamptonshire	1,924
Kettering	2,096
Wellingborough	1,303
North Northamptonshire	6,811

Table 41: Change in No of houses sold by LPA

LPA	Total
Corby	14%
East Northamptonshire	0%
Kettering	-3%
Wellingborough	6%
North Northamptonshire	3%

Appendix E: Wellingborough Town Centre Area Action Plan

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:

http://www.wellingborough.gov.uk/info/200132/local_development_framework/1163/town_centre_area_action_plan_development_plan_document

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/3672/tcaap_sustainability_appraisalstrategic_environmental_assessment_adoption_statement

The Borough Council of Wellingborough is currently reviewing the objectives in the Plan as part of its work on the Plan for the Borough of Wellingborough (PBW), which will replace the Plan once adopted. It is anticipated that the PBW will be adopted over the coming monitoring year and therefore this 2017-18 TCAAP monitoring report will be the final report produced of this kind. From the 2018-2019 monitoring year, monitoring the town centre will form part of the monitoring of the JCS and the PBW.

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

Objective 1 - To redevelop the Market Square so that its status is reinforced as the heart of the town

Indicator	Policy	Target	Progress
Number of market stalls	WTC5	No overall loss in the average number of stalls	The occupation of the Market has fallen over the last few years (435 stalls per month in 2013 to 162 stalls per month in 2017). Therefore the Council has been considering ways to improve it. In order to do this there has been a restructuring of the market layout to create an events space for town events. Various events have taken place over the past year in this events space, including 'The Beach', and a Christmas Market.
Comprehensive redevelopment of Market Square and Tresham Institute sites	PS1	Completion in accordance with the Development Programme	Approval of planning application (WP/2013/0605) submitted by Tresham to redevelop their facility on the current site decided on 19.02.2014. A non-material amendment application was submitted in September 2016 to limit the extent of the work to Phase 1 only. This application was permitted in October 2016. There has been a subsequent CND application on the site that is awaiting decision (WP/16/00623/CND). This work is expected to be completed by 2020. Redevelopment of the market square is not being proposed as part of the review of the TCAAP.

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

Indicator	Policy	Target	Progress
Net additional retail floorspace for comparison goods	WTC2	Development of 15,500m ² net additional retail floorspace for comparison goods by 2021.	No additional floorspace created.

Percentage of the street level frontage of the primary shopping area in non shop (A1) use.	WTC3	A maximum of 20%	Of the total primary shopping frontage, 30% is in non-A1 use. This is a decrease of 3% since the last monitoring year. 68 units in A1 use (70%)
Percentage of the street level frontage of the secondary shopping area in non shop (A1) use.	WTC4	No further loss of shop (A1) uses	37% of frontages within the Secondary Shopping area are in non-'A' uses. 143 units in A uses (63%)
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 or more have been created through granting of planning permission.
Identified provision completed and outstanding	PS1-8 and PS10	Completion of sites in accordance with the timetable in the Development Programme.	Site A (PS8) has been developed for residential use and most of the site has been completed as part of the Mitchell Court development (WP/2014/0030). The Planning application WP/2014/0029 (30 'over 55' flats) has been completed over the monitoring year. This is a variation from the development programme as it results in more flats instead of houses being delivered. Site C (PS3) has previously had planning permission refused. An application for residential has been submitted on (WP/14/00175/FUL) and has been approved by planning committee over the monitoring year. The council's proposed sale of the land is now going to full council for approval. This is however behind schedule of the development programme. Site E1 (PS1) has had approval of planning application (WP/2013/0605) to redevelop the Tresham facility on the current site. This is a change to the development programme. There has been an updated application (WP/16/00623/CND). Site G- WP/14/00589/COU has been granted and completed for the conversion of a warehouse to a gymnasium (D2) within the site.

			WP/15/0092/FUL has been granted and completed for the erection of a terrace of five 2-storey houses. WP/15/00609/FUL for 17 residential units has been approved subject to the completion of a Section 106 planning agreement. Site K (PS4) received planning permission in Dec 2013 for the internal refurbishment of Oxford House to form 44 self-contained residential apartments which are now complete. The remaining 6 sites (B, D, E2, F, H, I, J) still have yet to be bought forward.
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 were refused in relation to Policy WT6, 2017-2018.
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.	Development is not programmed for the cultural quarter or Market Square. These proposed uses are being considered as part of the Plan for the Borough of Wellingborough.
Number of restaurants within the Leisure Quarter	WTC7	Increase the number of restaurants (A3 uses) within the Leisure Quarter.	There are 11 properties in A3 or A5 (with indoor seating) use within the Leisure Quarter; this is an increase of two units since 2016-2017.
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".	The total length of commercial fringe frontage is 1212m. The total length of commercial fringe frontage in A & D use is 901m. This means that A & D uses account for 74.3% of the commercial fringe area. There has been a slight reduction in the % of A and D use in the commercial fringe from last year. As a result this is now slightly below the TCAAP target.
Percentage of the overall street level	WTC9	Within the Mixed Use Areas as a whole, no overall loss in the	The total length of Mixed Use frontage outside of the proposal sites is

frontage of the Town Centre Mixed Use Areas in each use class outside the proposed development site areas.		street level frontage occupied by non-residential uses outside of the proposed development site areas.	4496.92m. The total length of non-residential frontage within this area is approximately 2501.4m which equates to 56%.
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	WP/17/00750/FUL- B1a to C3 residential WP/16/00773/FUL- B1a to C3 Residential WP/18/00060/PAJ- B1a to C3 Residential WP/17/00351/FUL- 3 New C3 Residential flats. WP/17/00238/FUL- Conversion of roof space to a C3 residential flat. WP/17/00244/FUL- Two additional C3 residential flats. WP/17/00659/AMD- Amend applications WP/17/00244/FUL and WP/17/00238/FUL to lift the roof to increase space for a C3 residential flat.
Amount of additional B1 office floorspace.	WTC11	Provision of 2500 sq m of additional B1 floorspace.	An additional 46m ² of B1 floorspace has been created within the Town Centre over the monitoring year.
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.	WP/17/00435/FUL- Adj to 7 Doddington Road, Refused on the basis of Policy WTC12. WP/17/00483/ADV- 53-54 Oxford Street, Wellingborough, Refused on the basis of Policy WTC12.

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.	50 net additional dwellings were provided 2017/18. This is an increase from the previous year where there was a net increase of 49 dwellings within the town centre. 335 dwellings have been completed since 2010-2011
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.	This policy was replaced by Policy 30 of the JCS in July 2016.
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.	This policy was replaced by Policy 30 of the JCS in July 2016.
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.	This policy was replaced by Policy 30 of the JCS in July 2016.
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	Development not currently programmed on the Cultural Quarter or Market Square (see objective 2).

			These proposed uses will be considered as part of the Plan for the Borough of Wellingborough.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2.
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.	Part of the public realm work has been progressed as set out in the timetable. Public realm improvements of £9,082,912 are included in the Plan for the Borough of Wellingborough: Infrastructure Delivery Plan publication draft (September 2017).
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective two.
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.	Bedford College have recently purchased Tresham College and have a desire to retain a college facility in the town, they are temporarily occupying Croyland Hall for college classes whilst the new Campus is being completed.
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	WTC17	No loss of Environmentally Important Open Space.	No loss of Environmentally Important Open Space was recorded over the monitoring year.

Space (EIOS) developed.			
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. This is being considered as part of the Plan for the Borough of Wellingborough.
Number of improvements completed or outstanding	WTC19	Completion of the improvements to the bus network by 2021	£2 million of Governments Growth Area Funding was used to provide public realm and highway improvements in Sheep Street and Silver Street in 2012. As part of this scheme, bus priority measures were introduced between Tithe Barn Road and Silver Street in Wellingborough. An Extension to this scheme is not yet programmed. Some existing bus services that run through the town centre are now incorporating an additional stop at Rushden Lakes shopping and leisure park which opened in July 2017.
Identified provision completed	WTC19	Completion of the bus interchange in accordance with the timetable set out in the Development Programme for site E1.	Some improvements will be made as part of the Tresham phase 1 scheme. Further development is being considered but not yet programmed.
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.	Some car parking on site C (High Street) is proposed to be lost as part of the High Street/Jacksons lane application which has been approved subject to a S106 agreement, the remaining parking areas are being considered by the council. Development of a car park on site E1 is not yet programmed.

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.	The County Council parking standards have recently been altered to broadly lower the required parking needed on each site. Parking will be discussed as part of the planning application process for the allocated sites. 1 out of 22 residential commitments or completions as of March 2018 meeting Parking standards.
Length of cycle routes completed or outstanding	WTC21	Completion of the proposed cycle network by 2021	Development not yet programmed.
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	3 out of 22 applications providing secure cycle parking facilities.
Length of pedestrian routes and number of crossings completed or outstanding	WTC22	Completion of the proposed network of new/improved pedestrian routes and crossings by 2021.	Development not yet programmed but reviewed in applications and in conjunction with the Public Realm Strategy.
Identified provision completed	WTC22	Completion of the Pedestrianised Priority Area in accordance with the timetable set out in the Development Programme for sites E1 and E2.	Development not yet programmed (see objective 2, above).
Identified provision completed or outstanding	PS1-PS10	Completion of site in accordance with 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 effects indicators relating to 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. The Roles and Relationship Study has not been updated since 2005.				

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 2017/18	Affordable housing
30	60%
Commentary – 30 out of these 50 completions 2016/17 were part of the development on Broad Green specifically designed for older persons which was completed this year with a mixture of affordable tenures. This is a 1% drop on the percentage of affordable dwellings in the town centre of last year.	

Community objective - to value and nurture a sense of belonging in a cohesive community whilst respecting diversity.			
Significant effects - A major positive effect is anticipated through the provision of new and enhanced community facilities including proposals for a new library/ideas store and a cultural quarter.			
Indicators – The percentage of people who, in the last year have used:			
	2006	2008	2009
museums/galleries	27	34.1	31.7
libraries	61	60.7	55
theatres/concert halls	52	54.5	47.4
Source: Place Survey			
Commentary – The community facilities that are expected to have a significant effect are yet to be progressed. The above figures therefore provide a baseline against which the impact arising from the future delivery of the community facilities can be assessed. The place survey has not been updated since 2009.			

Skills objective - to assist people in gaining the skills to fulfil their potential and increase their contribution to society and the economy.			
Significant effects - A major positive effect is expected to be achieved through the provision of modern premises for Tresham College.			
Indicators - The percentage of the working-age population with no qualifications and qualified to NVQ4 or above.			
	Wellingborough %	East Midlands %	Great Britain %
NVQ4 and above	27.8	32.1	38.6
No qualifications	7.1	8.2	7.7
Source: NOMIS Annual Population Survey, January 2017 – December 2017			
Commentary – The above figures indicate that the level of qualifications attained by the working-age population is below the regional and national averages. There has been an increase in the percentage of the working age population obtaining NVQ4 or above from 21.8% in 2016 to 27.8% in 2018. There has also been a decrease in the percentage of the working age population with no qualifications from 7.7% in 2016 to 7.1% in 2017. It is noted that the reduction in numbers of people with no qualifications is contrary to the regional trend which has increased from 7.5% to 8.2%.			

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. The place survey has not been updated since 2009.		

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. The place survey has not been updated since 2009		

Cultural heritage objective – to protect and enhance sites, features and areas of historical, archaeological, geological and cultural value and their settings.
Significant effects - A positive effect is anticipated through the conservation and enhancement of buildings of heritage value; and public realm improvements which is progressing as part of the Wellingborough Townscape Heritage Initiative.
Indicator - % of listed buildings at risk.
There are no listed buildings within the town centre on the national at risk register
Commentary - In May 2010 Wellingborough was successful in securing Heritage Lottery Funding for a Townscape Heritage initiative project for the town centre. As part of this process, a local 'buildings at risk' register is being compiled. This identified 22 buildings at local risk within the Conservation Area.
Indicator - people who believe the setting of All Hallows Church and the Market Square has been enhanced.
Commentary – Preparation and implementation of a scheme for the enhancement of the Market Square has yet to take place.

Climate change objective – to reduce the emission of greenhouse gases and protect people from the effects of climate change.							
Air quality objective – to reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere.							
Significant effects - Intensified development is expected to increase traffic levels, resulting in a major negative effect on climate change. The traffic levels and car parking in the town centre are being reviewed as part of the Plan for the Borough of Wellingborough. 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 annual mean air quality objective of 40µg/m ³ and were below the maximum permitted number of 35 exceedences of the 24 hour mean objective. Subsequent Updating and Screening Assessment reports concluded that the air quality objective is likely to be met and monitoring of particulate matter has therefore been discontinued.							
Indicator – levels of nitrogen dioxide							
Annual mean concentration of nitrogen dioxide (µg/m³)							
Location	2008	2009	2010	2011	2013	2014	2015
Sheep St	30.50	33	28.10	31.00	35.00	33.7	32.7
Alma St	24.8	23.82	27.13	24.70	24.40	24.8	23.4
Market St	21.50	23.83	22.08	23.40	23.90	22.7	22.6
Swanspool House	16.10	18.36	19.18	17.00	17.20	18.2	16.1
Source: 2016 Air Quality Annual Status Report (In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management (May 2017)							

	Commentary - The monitoring results indicate that all sites were within the annual mean air quality objective. There does not appear to be any general trend in the results presented. The 2015 figures are the latest published findings.
--	---

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.			
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	Above 50 dwellings per hectare
%	0	0%	100%
Indicator – the percentage of development on brownfield land			
Commentary – 50 out of 50 net completions within the town centre were on brownfield land 2017-2018.			

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 policy was replaced by Policy 9 of the JCS.			

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 15/16, 40.0% of household waste generated in the Borough was recycled. A report published by an independent environmental consultancy has found Northamptonshire to be England's most improved county for recycling waste, saving over 2016-17 an estimated 89 kilograms of CO2 emissions per person, which is an increase of 18 kilograms on 2015-2016.			

Source:

http://www.wellingborough.gov.uk/news/article/1225/northamptonshire_most_improved_in_national_recycling_index

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		April 2016 – March 2017				2017-2018	
	Count	%	Count	%	East Midlands (%)	Great Britain (%)	Count	%
Economically Active	36,857	70.8	38,100	79.1	78.1	78.0	41,400	76.7
All unemployed	1,676	4.7	2,000	5.4	4.2	4.7	1,500	3.6

Commentary - The above figures relate to the Borough as a whole as data specific to the town centre is not available. As noted elsewhere, 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. In addition, please note the figures provided do cross over into the next financial monitoring year.

Nomis Employment data

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
2015	425	330	3,370
2016	505	385	3,565

Source: These figures are no longer collected by BERR. 2016 figures from Business Demography (2016)

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 has risen since 2005, with Enterprise births increasing and Enterprise deaths fluctuating year on year.

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 Experian retail ranking of Wellingborough. The Management Horizons Europe Index, however, indicates a decline in position from 350th in 2003/4 to 399th in 2008. This data has not been brought since 2008. The data below instead shows rankings from the Venuescore's UK Shopping Venue Rankings, which ranks Wellingborough as a major district centre.

	Rank (2005)	Rank (2010)	Rank (2014/15)
Wellingborough	394	432	394
Harper Dennis Hobbs' Vitality report			Rank (2016/17)
			629 out of 1000

Indicator - % of vacant units within the town centre

2010	2012	2013	2014	2015	2016/17	2017/18
11	8	9.5	9.2	17.1	15.9	15.0

Commentary – The TCAAP Use Class Monitoring layer in ArcGIS indicates there are 69 vacant units in the town centre, including residential uses (10.3%). There were 66 vacant units excluding C3 residential units (15.03%). This is a slight improvement on the previous year.

CONCLUSION

The Town Centre Area Action Plan was adopted in 2009 and this identified an implementation plan in which development should have been 50% complete. The allocated sites in the Plan have yet to come forward for development due to significant changes in the market and, consequently, monitoring of the implementation and impact of the Plan continues to remain limited.

The development of the High Street car park area; redevelopment of Tresham College; 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.

Due to the anticipated adoption of the PBW, this will be the final TCAAP Monitoring report published. It is important that the town centre continues to be closely monitored and the framework in the JCS and in the PBW will continue to provide an opportunity to monitor town centre performance.