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Date	25th APRIL 2019		
Report Originator	HEAD OF NORTH NORTHAMPTONSHIRE JOINT PLANNING & DELIVERY UNIT		
Title	AUTHORITIES' MONITORING REPORT 2017/18		

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide headlines from the 2017/18 Authorities' Monitoring Report against key areas of the JCS.

2. BACKGROUND

- 2.1 All local authorities are required to produce an Authorities' Monitoring Report (AMR) and the North Northamptonshire Joint Planning & Delivery Unit (JPDU) has produced this on a joint basis for the North Northamptonshire (NN) authorities since 2009. The AMR contains information on the implementation of the Local Development Scheme (which sets out the timetable for the local development documents that the councils are producing) and the extent to which planning policies are, or are not, working.
- 2.2 This report provides headlines from the 2017/18 AMR in relation to Housing, Economy and Infrastructure. The full document will be published on the JPDU website imminently.
- 2.3 This will be the second AMR undertaken against the new monitoring framework in the 2016 Joint Core Strategy (JCS) (see JCS Table 9). The 2016/17 AMR in some ways acted as a baseline position for future AMRs as there were a number of new indicators that were not previously collated against in the Core Spatial Strategy (CSS)¹. Now that this foundation has been set, the 2017/18 AMR data has something to be wholly compared with. Notwithstanding the above, the method of data collection for the information on housing and jobs numbers presented in this report has not changed since the CSS.

3. HOUSING DELIVERY

- 3.1 In recent decades, levels of housebuilding have not kept up with demand and Governments past and present recognise the need to address this and increase the supply of new homes. In NN the provision of new housing is integral to the economic growth of the area and it is therefore imperative that rates of delivery are closely monitored relative to the provisions of the JCS.

¹ Only around 20 indicators out of the 70 overall within the new JCS Framework have been transferred from the CSS.

Net Housing Delivery

3.2 During the 2017/18 monitoring year, 1,812 net new homes were built across NN. This is the third highest level of completions since the start of the JCS Plan period and despite being lower than the 16/17 figure (which was the highest on record), the overall annual requirement set out in the JCS has been met again. As Table 1 shows, the greatest amount of new housing was provided in Corby with 597 dwellings, their highest tally recorded, followed by Kettering Borough (495). East Northamptonshire saw a decrease in housing delivery, but still exceeded their JCS target with 446 completions and Wellingborough delivered 274 new dwellings, which is an increase on 16/17, but still a shortfall on their JCS requirement. These figures reflect a decrease in delivery at the Market Towns and a slight increase in delivery at Growth Towns. There has also been an increased proportion of completions on Brownfield land relative to the preceding year, with 37% of all housing numbers being delivered on such land.

Year	Corby Borough	East Northamptonshire District	Kettering Borough	Borough of Wellingborough	North Northamptonshire
2011/12	482	184	313	122	1,101
2012/13	483	248	351	116	1,198
2013/14	342	313	540	255	1,450
2014/15	390	459	282	384	1,515
2015/16	368	565	547	380	1,860
2016/17	349	806	706	247	2,108
2017/18	597	446	495	274	1,812
Totals	3,011	3,021	3,234	1,778	11,044
JCS Annual Requirement 2011-31	460	420	520	350	1,750
JCS Requirement 11-18	3,220	2,940	3,640	2,450	12,250
Performance to date	-209	81	-406	-672	-1,206

Delivery from the Sustainable Urban Extensions (SUEs)

3.3 Within the figures for 2017/18 are contributions from the SUEs (also referred to as Garden Communities) at North East Corby and Kettering East (Hanwood Park) with 331 and 124 dwellings respectively. The former includes Priors Hall (269) and Weldon Park (62) which are established development sites that have been under construction for a number of years. Wellingborough East (Stanton Cross) delivered its first houses in late 2018 which is a positive for Wellingborough's growth, these numbers will be reflected in the 18/19 AMR. The SUEs are vital to delivery of the JCS and it is positive to see delivery well underway at three of the sites, however it is imperative that there is also swift progress at West Corby, Rushden East and Wellingborough North (Glenvale Park) to continue the increasing levels of housebuilding. Capacity support has been secured to assist the JPDU and partner councils in bringing forward the SUEs.

Housing Land Supply

- 3.4 The housing land supply position is outlined at Table 2 below. This shows that all local authority areas can demonstrate a sufficient supply of housing land, inclusive of a buffer in line with national policy guidelines. This is positive as it ensures that the housing policies of the JCS can be considered to be currently up to date. A Local Monitoring Indicator in the JCS requires a secondary assessment of housing land supply inclusive of a 25% buffer to provide an early warning that remedial action may be required to avert shortfalls, again it can be seen from Table 2 that all the LPAs can demonstrate a sufficient housing supply with this buffer applied, which is another positive to note.

LPA	No. of years housing supply 2019-24	Buffer applied	No. of years housing supply 2019-24 + 25% buffer
Corby	5.3	20%	5.1
East Northamptonshire	6.28	5%	5.28
Kettering	6.98	5%	5.86
Wellingborough	7.47	5%	6.28

- 3.5 The government published the Housing Delivery Test (HDT) in early 2019 and while this was not extensively referenced in the 2017/18 AMR due to it being published subsequent to the monitoring year, it is worth noting that all LPAs passed the HDT. More information on the HDT can be found on the government website [here](#).

Delivery of Affordable Housing

- 3.6 A total of 396 new affordable homes were delivered in 2017/18, equating to 22% of the overall 1,826 gross dwellings total (compared to JCS Policy 30 targets ranging from 20-40% depending on location). This is a 3% decrease on last year's figures, however more settlements reached the 30% JCS target, (these were Kettering, Burton Latimer, Rothwell, Rushden and Thrapston). A number of settlements had no affordable completions in the monitoring year despite the delivery of market housing, and the villages and rural areas (including Oundle) continue to deliver significantly below their 40% JCS target. However as set out in the JCS it must be noted that housing developments that are of 15 dwellings or less or are smaller than 0.5ha in size are not required to offer an affordable housing provision, therefore potentially having an impact on the above.

4. EMPLOYMENT

4.1 Charting change in the local economy is another key area of interest of the AMR relative to the provisions of the JCS. The key indicator being additional jobs provided on an annualised basis. Employee jobs refer to the number of jobs held by employees, 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). According to the latest data, an additional 3,900 jobs were provided in NN from the years 2016 to 2017. As Table 3 outlines, East Northamptonshire delivered the most jobs over this one year period with a 2,500 net delivery. Taking the latest figures into account, this now means that North Northamptonshire has delivered 15,000 jobs since 2011, with each LPA achieving its annual requirement, leaving a residual of 16,100 jobs to meet the 31,100 target set out in Policy 23 of the JCS by 2031. It should be noted that there is some variation between the jobs data in the AMR and the draft North Northamptonshire Investment Framework (NNIF), however both show similar trends in terms of job growth. The JPDU will seek to clarify the jobs data in both documents to ensure consistency going forward.

Local Authority	Corby	East Northamptonshire	Kettering	Wellingborough	North Northamptonshire
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

5. INFRASTRUCTURE

- 5.1 The delivery of the spatial strategy in the JCS will require specific items of infrastructure. To identify these requirements an Infrastructure Delivery Plan (IDP) was prepared alongside the JCS and developed with stakeholders to ensure the needs of development are supported and delivered in a sustainable way.
- 5.2 The IDP provides information on strategic and local infrastructure requirements. It identifies when these are needed; estimated costs; where the funding may come from; and the level of identified funding gap. Table 8 of the JCS sets out the key strategic infrastructure projects that are identified in the Strategic

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Economic Plans prepared by the Local Economic Partnership (LEP). Para 11.5 of the JCS states that “progress will be monitored as part of the Monitoring Framework”.

- 5.3 An update to the IDP was published in September 2017² and was used to provide an update to JCS Table 8 within the 2016/17 AMR. For the 2017/18 monitoring year, with the development of the NNIF there was opportunity to update this table again through the evidence gathered for the NNIF provided by the Local Planning Authorities (LPAs) and other stakeholders to ensure the latest position is captured. As Appendix 2 shows, significant infrastructure investment has already been secured for NN and further funding opportunities will continue to be pursued by the JPDU.
- 5.4 One of the key changes to note within Table 8 regards the withdrawal of the partial funding (£25m) for Isham Bypass. This happened in 2018/19 rather than the monitoring year 2017/18 but has been referred to as it is a significant strategic issue for NN. The bypass remains a priority for NN and other avenues of funding will continue to be explored. It is one of two schemes that the County Council is putting forward to England's Economic Heartland (Sub-National Strategic Transport Body) for funding through the Major Road Network programme. EEH must submit their priorities to Government by the end of July. The JPC will be updated on progress.
- 5.5 Other key changes within Table 8 include; confirmation from Highways England that they are expecting the Chowns Mill roundabout improvements to be delivered by December 2021, they also provided a more concise measure of the cost of the A45 Stanwick to Thrapston dualling, now expected to be between £200-250m. Northamptonshire Highways also provided an update to the timeframe of the delivery of the A43 (Phase 3) Northampton to Kettering dualling, anticipated to be between 2026 and 2031. Finally there was confirmation from the Borough Council of Wellingborough on the position regarding Tresham College.

6. CONCLUSIONS

- 6.1 As with every AMR, performance will vary between years and there will be both positives and negatives in this respect. As outlined above, there are positive headlines to take from this year's report but equally there are areas where improvement is sought. Continued high rates of overall housing delivery are encouraging, particularly in respect of exceeding the annual target set in the JCS. It is also positive that each local authority area can presently demonstrate in excess of five years' worth of future housing supply and there are also more settlements delivering their affordable housing requirement as set out in Policy 30 of the JCS. Not only this, it appears the local economy is performing strongly in that NN is achieving annual job targets and working towards achieving the overall target set by 2031.

² <http://www.nnjpu.org.uk/publications/north-northamptonshire-infrastructure-delivery-plan/>

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6.2 Despite the positives, there are areas where the requirements of the JCS are currently not being delivered. As mentioned, the level of affordable housing delivery in the monitoring year was mixed. Although some settlements not only met the levels of provision set through JCS Policy 30, but exceeded them, others settlements did not, leading to NN as a whole falling short. Similarly, progress in bringing key infrastructure forward has been patchy and addressing this will be a focus over the coming years with a view to unlocking and accelerating further housing and economic development. This may be aided in part by the NNIF which will be a key documents in seeking to secure funding for certain key infrastructure projects.

6.3 Through future AMRs the implementation of the JCS will continue to be monitored with feedback provided to Committee accordingly as per previous years. This monitoring and the issues that are identified will form an important element when considering revising and updating the JCS.

7. RECOMMENDATION

7.1 The Head of the North Northamptonshire JPDU recommends that the Joint Committee note the content of this report.

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APPENDIX 1 – DISTRIBUTION OF HOUSING DEVELOPMENT, 2011-18, BY SETTLEMENT/CATEGORY

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
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

APPENDIX 2 – JCS TABLE 8 (2018) UPDATES

Infrastructure scheme	Reason	Delivery
Chowns Mill roundabout improvements, A45/A6 Higham Ferrers/Rushden	<p>There is significant congestion at this strategic junction for local traffic as well as those travelling further between the M1 and the A14.</p> <p>Improvements will be required to ensure flow of traffic along this strategic route.</p> <p>The SUE to the East of Rushden will require improvements to this junction to deliver development.</p>	<p>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.</p>
Isham bypass, Wellingborough	<p>Directly related to Wellingborough development, specifically Wellingborough North SUE and employment opportunities.</p> <p>Preventing traffic congestion along this key route between Wellingborough and Kettering and impacts on the village of Isham.</p>	<p>The £25m initially secured through the Northamptonshire Growth Deal by SEMLEP has been withdrawn due to delays in plugging the remaining funding gap. The project remains a priority for SEMLEP and partners and other funding avenues will be explored, including the Major Road Network programme.</p> <p>Northamptonshire County Council, SEMLEP and Borough Council of Wellingborough.</p>
A14 junction 10a, Kettering	<p>This is directly related to development at Hanwood Park (Kettering East) and the business and energy park to the east of Kettering.</p>	<p>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.</p> <p>Highways England, Northamptonshire County Council, SEMLEP, NEP, Developers and Kettering Borough Council.</p>

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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.
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 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.	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 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.
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