
North Northamptonshire Authorities' Monitoring Report

SYNOPSIS

To inform Members of the North Northamptonshire Authorities' Monitoring Report for 2012/13.

1 Introduction

- 1.1 The Authority's Monitoring Report (AMR) is a legal requirement of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011.
- 1.2 A Joint AMR has been produced for the four North Northamptonshire partner authorities of Corby, East Northamptonshire, Kettering and Wellingborough, covering the period 1st April 2012 to 31st March 2013. The monitoring report highlights the work that is being done in the preparation of new planning documents, and also monitors the performance of the adopted Core Spatial Strategy against a range of indicators consistent with previous years' reports.
- 1.3 The AMR is too large to be appended to this report. A copy will be available to view on the North Northamptonshire Joint Planning Unit's website at www.nnjpu.org.uk or upon request to the Local Plan team. A summary of the main findings is provided below.

2 Key FindingsLocal Development Scheme

- 2.1 The AMR details progress against the timetable in the Local Development Scheme. Significant progress is reported during the monitoring period, notably consultation on the Emerging Draft Core Strategy in August 2012. However, the AMR indicates that the timetable will need to be reviewed to take account of the planning inquiry for Rushden Lakes.
- 2.2 The monitoring report notes that there are no detailed proposals at present for the preparation of additional planning documents in Corby.

Economy and Town Centres

- 2.3 The AMR reports that during 2012/13, Corby experienced an increase in office floorspace but a significant loss in industrial, storage and warehousing floorspace. This is largely due to the construction of the Tesco supermarket on a designated employment site, the demolition of fire damaged units at Willowbrook Industrial Estate and the change of use of two employment sites to a gymnastics academy and an indoor paintball facility.
- 2.4 The supply of employment land, comprising Local Plan allocations and sites with planning permission, remains at high levels, with over 195 hectares of available employment reported for Corby during 2012/13. In comparison, the reported available supply for Kettering and Wellingborough is 31 and 22 hectares respectively. The large supply of employment land within Corby provides developers with a choice of land at different locations, encouraging prospective new businesses to locate within the borough.
- 2.5 The AMR reports that during 2012/13, Corby experienced a net loss in floorspace for town centre uses within the town centre, largely a result of change of use to a nightclub; in contrast, a significant increase in floorspace for town centre uses outside the town centre is reported, due to the completed supermarket development and the new gymnastics academy.

Housing

- 2.6 The monitoring shows that Corby has delivered the highest number of additional dwellings in North Northamptonshire for the second year running. Since April 2010, Corby has delivered over 40% of the total housing supply for North Northamptonshire at 1,550 dwellings compared to 1,137 in Kettering, 649 in East Northamptonshire and 348 in Wellingborough.
- 2.7 The AMR reports that during 2012/13, Corby delivered the second highest number of affordable homes in North Northamptonshire, comprising 24% of the total new homes provided. The percentage of affordable homes delivered is lower than the 30% target outlined in the adopted Core Strategy; however, this is the greatest number and proportion of affordable homes provided within the borough since 2001.
- 2.8 A key issue in relation to housing for the AMR is the supply of deliverable housing land relative to housing requirements. Details of the Councils housing land supply position are reported as a separate item on the Agenda.
- 2.9 The distribution of new homes is reported through the AMR. The figures demonstrate that at 1st April 2013 Corby had already delivered 61% of development anticipated within the rural areas, but only 26% of the development anticipated within the Growth Town of Corby; which is not consistent with the hierarchy outlined in the Core Spatial Strategy. Land West of Stanion has contributed significantly to Corby's housing provision in the rural area; however, the distribution of new homes within the Growth Town is expected to balance out as construction levels increase at the urban extensions.
- 2.10 The monitoring report shows that 18% of homes built in 2012/13 were on previously developed land which is below the 30% target outlined in the Core Spatial Strategy. This is due to the majority of new homes being provided on larger Greenfield sites, such as Land West of Stanion and Oakley Vale. This figure will fluctuate annually as it is dependent on which sites come forward, but is unlikely to increase significantly.
- 2.11 In terms of design, the AMR reports that the majority of completed residential schemes scored well against the Building for Life criteria, with more recently permitted sites generally scoring better.
- 2.12 The AMR indicates that no additional gypsy and traveller pitches were provided in the borough during the reporting year. The updated North Northamptonshire Gypsy and Traveller Accommodation Assessment ([GTAA](#), 2011) showed no further requirements up to 2017; however, between 2017 and 2022 there will be a need for one additional residential pitch.

Environmental Quality

- 2.13 For the second year running the AMR reports that no planning permissions were granted contrary to Environment Agency advice on flood risk or water quality grounds in Corby.
- 2.14 A net gain in biodiversity habitat, measured in relation to Local Wildlife Sites, has been reported for 2012/13, which is an improvement on the last monitoring period. Consistent with previous years, no land was lost in any designated Sites of Special Scientific Interest, Local Nature Reserves or Local Wildlife Sites as a result of development in Corby during 2012/13.

3 Conclusion

- 3.1 The Joint AMR for North Northamptonshire covers a range of issues, and performance varies across these. It is clear that the national recessionary climate has impacted on the level of development, particularly economic development, but the AMR demonstrates that the housing market in the borough is showing considerable resilience.

4 Issues to be taken into account:-

Policy Priorities

The AMR is an important element of the Local Plan which contributes to the following corporate themes:

- Regeneration and Growth
- Climate Change and Environment
- Economic Development, Jobs and Skills
- Safer, Stronger Communities
- Health and Well being

Financial

There are no direct financial implications arising from this report. The work on collecting data and preparing the AMR is met within existing budgets.

Legal

Planning and Compulsory Purchase Act (2004), Section 35

Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8

Performance Information

None directly related to this report.

Best Value, Human Rights and Community Safety

None directly related to this report.

Equalities and Sustainability

None directly related to this report; however, all are key considerations in the preparation and monitoring of the Local Plan.

Risk Management

Without this document the Council is at risk of criticism for not being transparent in its planning delivery.

5 Recommendation

It is recommended that Members note Corby's progress as reported through the North Northamptonshire Authorities' Monitoring Report for 2012/13.

Appendices

Appendix 1 – North Northamptonshire Authorities' Monitoring Report; the document is too large to be appended to this report; however, a copy is available upon request to the Local Plan team. Copy in Members Room

Background Papers

None

Officers to Contact

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