



East
Northamptonshire
Council

Planning Policy Committee – 12 December 2011

Annual Monitoring Report for 2010/ 2011

Purpose of report

This report is provided for Members' Information

Attachment(s)

Table 1 Forthcoming Sites

Table 2 Extant Permissions

1.0 Background

- 1.1 Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, requires Local Authorities to submit an Annual Monitoring Report (AMR) to the Secretary of State (SoS) each year by 31 December.
- 1.2 A Joint AMR is submitted for North Northamptonshire. The content is prepared by each respective Local Authority and collated by the Joint Planning Unit, before submission. At the time of writing this report, the JPU was at the stage of collating the information ready for submission.

2.0 AMR Content

- 2.1 The AMR provides a general introduction and profile of the area, and then considers progress on the preparation of the Local Development Framework. Progress against a range of indicators for the key policy areas is included.

Copies of previous AMRs are on the Council's website at http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?categoryID=1004&documentID=68

- 2.2 ENC also prepares a contextual report to accompany their element of the AMR, in order to provide additional useful background information (this is also placed on the website).
- 2.3 The purpose of this committee report is to provide extracts from this year's AMR (2010/11) for information, in terms of housing land trajectories, and to advise Members of the new 5 year housing supply situation. See Tables 1 and 2 attached to this report, and the 5 year supply figures outlined below:

ENC Supply 2012-17:	3,045
Housing Requirement 2012-17:	2,840
No. of Years Housing Supply 2012-17:	5.36

- 2.4 Members are also advised that when the relevant Localism Act clauses come into effect, on 15 January 2012, Local Planning Authorities will no longer have to formally submit Annual Monitoring Reports to the Secretary of State. However, we will still continue to prepare the AMR, as it :
 - a) provides a useful planning tool, which also publicly identifies how we are doing against our policies, plans and indicators

- b) provides details about our housing performance, for example housing land supply (Note: which will remain a public reporting requirement).

3.0 Conclusion

- 3.1 This report is presented for Member's information and to advise that ENC have a 5 year housing land supply figure of 5.36.

4.0 Equality and Diversity Implications

- 4.1 There are no equality and diversity implications.

5.0 Legal Implications

- 5.1 It is currently a legal requirement to submit an Annual Monitoring Report to the Secretary of State. This will change in 2012, however the publication of housing performance will still be required. The Council also need to identify a 5 year housing land supply, otherwise it lays the authority open to legal challenges.

6.0 Risk Management

- 6.1 As above re- potential for housing land supply issues.

7.0 Financial Implications

- 7.1 None, subject to any housing land supply issues.

8.0 Corporate Outcomes

- 8.1 The relevant Corporate Outcomes are:
- Good quality of life – prosperous, sustainable

9.0 Recommendation

- 9.1 The Committee is recommended to note the content of this report for information (*Reason: In order to inform Members about the AMR for 2010/11 and in particular, the associated housing supply issues*)

Legal	Power: Town and Country Planning (Local Development) (England) Regulations 2004, 2004 Planning and Compulsory Purchase Act 2004, Localism Act			
	Other considerations: None			
Background Papers: None				
Person Originating Report:		Karen Britton – Planning Policy and Conservation Manager Extn: 2142 kbritton@east-northamptonshire.gov.uk		
Date: 1 December 2011				
CFO		MO		CX

Table 1. Forthcoming Sites

Settlement	Plan Area	Site Name	Site Area (ha)	Total Dwellings	Dwellings remaining to build on site	Allocated site (Y/N)	Extant Planning Permission (Y/N)	Include in 5 year supply?
Higham Ferrers	Four Towns	Wharf Road	5	166	166	Yes - Saved Local Plan Allocation	No	Yes
Higham Ferrers	Four Towns	South of Ferrers School	7	204	204	Yes - Emergent DPD	No	Yes
Higham Ferrers	Four Towns	Station Road/A6	1	100	100	Yes - Emergent DPD	No	Yes
Irthlingborough	Four Towns	West of Huxlow School/ Irthlingborough West SUE	20	700	700	Yes - Emergent DPD	No	Yes
Irthlingborough	Four Towns	Land off Addington Road	2.8	80	80	Yes - Saved Local Plan Allocation	No	Yes
Irthlingborough	Four Towns	Sunlight Laundry	1.17	35	35	No	No	Yes
Oundle	RNOT	Ashton Road/Herne Road	4.86	145	145	Yes - Emergent DPD	No	Yes
Oundle	RNOT	Creed Road	4.09	145	145	Yes - Emergent DPD	No	Yes
Oundle	RNOT	Dairy Farm	0.51	20	20	Yes - Emergent DPD	No	Yes
Oundle	RNOT	Glaphorn Road	2.72	80	80	Yes - Emergent DPD	No	Yes
Oundle	RNOT	Stoke Doyle Road	7.7	230	230	Yes - Emergent DPD	No	Yes
Oundle	RNOT	Cotterstock Road/St Peter's Road	6.67	200	200	Yes - Emergent DPD	No	Yes
Raunds	Four Towns	Northdale End	15.2	310	310	Other - Long Term Sites	No	Yes
Raunds	Four Towns	Station Road	17.9	530	530	Other - Long Term Sites	No	Yes
Raunds	Four Towns	Land East of Manor School	1.7	50	50	Other - Long Term Sites	No	Yes
Raunds	Four Towns	Raunds North (Additional Barwood's Land)	124.19	520	520	Other - Long Term Sites	No	Yes
Raunds	Four Towns	RPC Site Grove St	2.43	50	50	Other - Long Term Sites	No	Yes
Raunds	Four Towns	Darsdale Farm (Raunds South)	17.36	470	470	Other - Long Term Sites	No	Yes
Rushden	Four Towns	Shirley Road	3.39	100	100	Other - Long Term Sites	No	Yes
Rushden	Four Towns	Land adjacent to Pevensey Close, Barrington Road	1.54	100	100	Yes - Saved Local Plan Allocation	No	Yes
Rushden	Four Towns	Goulsbra Road	3.44	100	100	Yes - Emergent DPD	No	Yes
Rushden	Four Towns	Rushden Hospital	5.1	161	161	No	No	Yes
Rushden	Four Towns	John Street Car Park/Alfred St Junior School	1.14	60	60	Other - Long Term Sites	No	Yes
Rushden	Four Towns	Council Depot and Car Park Newton Rd	0.68	40	40	Other - Long Term Sites	No	Yes
Thrapston	RNOT	Thrapston South	22.86	600	600	Other - Long Term Sites	No	Yes
Thrapston	RNOT	Springfield Farm	9.57	250	250	Other - Long Term Sites	No	Yes
Thrapston	RNOT	Washington Court	0.58	20	20	Other - Long Term Sites	No	Yes
Nassington	RNOT	Church Street	0.3	11	11	Other - Long Term Sites	No	Yes
Warmington	RNOT	Eaglethorpe Barns	0.87	12	12	Other - Long Term Sites	No	Yes

Table 2. Extant Permissions

Settlement	Plan Area	Site Name	Site Area (ha)	Total Dwellings	Dwellings built at April 2011 base date	Dwellings remaining to build on site	Include in 5 year supply?
Aldwincle	RNOT	123, Main Street	0.1	1	0	1	No
Aldwincle	RNOT	Garage adjacent 3 Baulks Lane	0.047	1	0	1	Yes
Apethorpe	RNOT	Apethorpe Hall	18.385	1	0	1	Yes
Apethorpe	RNOT	Garage block, Bridge Street	0.03	1	0	1	Yes
Barnwell	RNOT	Land between old Station House and 9 Well Lane	0.087	1	0	1	Yes
Upper Benefield	RNOT	Land adjacent 31 Main St	0.069	1	0	1	No
Brigstock	RNOT	Land Adjacent 4 Stanion Rd	0.088	2	0	2	Yes
Brigstock	RNOT	Land Adj Honey Bun Hill	0.279	2	0	2	Yes
Brigstock	RNOT	Stable Cottage, 25 Park Walk	0.023	1	0	1	Yes
Bulwick	RNOT	Bulwick Lodge	0.075	1	0	1	No
Clopton	RNOT	18	0.025	1	0	1	No
Clopton	RNOT	12 main Street	0.039	1	0	1	No
Collyweston	RNOT	85	0.11	1	0	1	No
Collyweston	RNOT	95	0.13	2	0	2	Yes
Collyweston	RNOT	21	0.04	1	0	1	No
Collyweston	RNOT	91	0.07	2	0	2	No
Collyweston	RNOT	The White House & Collyweston Garage	0.264	9	0	9	Yes
Denford	RNOT	Kingswood	0.28	1	0	1	Yes
Denford	RNOT	The Hollies	0.22	2	0	2	Yes
Denford	RNOT	South Reach	0.08	1	0	1	No
Duddington	RNOT	The Little House	0.234	1	0	1	Yes
Duddington	RNOT	River Side Cottage, Church Lane	0.076	1	0	1	Yes
Easton-on-the-Hill	RNOT	33	0.19	4	0	4	Yes
Easton-on-the-Hill	RNOT	The Oak Inn	0.16	4	0	4	Yes
Easton-on-the-Hill	RNOT	52	0.17	1	0	1	Yes
Glaphorn	RNOT	Church Farm, Main Street	0.117	1	0	1	Yes
Hargrave	RNOT	1 Nags Head Lane	0.061	1	0	1	Yes
Harringworth	RNOT	Shortwood Farm	1.3	1	0	1	Yes
Harringworth	RNOT	Land adjacent 10 Wakerley Road	0.053	1	0	1	No
Hemington	RNOT	Land Adj Walters Coppice	0.1	2	0	2	Yes
Higham Ferrers	Four Towns	Kings Meadow Site	40	710	692	18	Yes
Higham Ferrers	Four Towns	7 Mallard Close	0.039	1	0	1	Yes
Higham Ferrers	Four Towns	4 Stanwick Road	0.092	2	0	2	No
Higham Ferrers	Four Towns	1 Elizabeth Way	0.042	1	0	1	No
Higham Ferrers	Four Towns	41 Lancaster Street	0.04	2	0	2	No
Higham Ferrers	Four Towns	Former Co-op, Wharf Road	0.028	1	0	1	No
Higham Ferrers	Four Towns	Midland Business Centre, Midland Road	0.75	36	0	36	Yes
Higham Ferrers	Four Towns	Westfield's Terrace	0.11	10	0	10	Yes
Higham Ferrers	Four Towns	28 Commercial Street	0.088	7	0	7	No
Higham Ferrers	Four Towns	53 Handcross Way	0.05	1	0	1	Yes
Higham Ferrers	Four Towns	Factory, Spring Gardens	0.15	9	0	9	Yes
Irthlingborough	Four Towns	Whitworth's Site, Wellingborough Road	9.07	258	0	258	Yes
Irthlingborough	Four Towns	Garage 8	0.038	4	0	4	No
Irthlingborough	Four Towns	7 Clarke Close	0.07	1	0	1	Yes
Irthlingborough	Four Towns	Land Adjacent 42 Jubilee St	0.05	1	0	1	No
Irthlingborough	Four Towns	264 Addington Road	0.04	4	0	4	No
Irthlingborough	Four Towns	23 Board St	0.008	1	0	1	No
Irthlingborough	Four Towns	97 College Street	0.084	7	0	7	Yes
Irthlingborough	Four Towns	Former Sunseekers factory site	4.223	141	0	141	Yes
Irthlingborough	Four Towns	4 Baker Street	0.039	1	0	1	No
Irthlingborough	Four Towns	land between 58 - 68 Wellingborough Rd	1.69	49	33	16	No
Irthlingborough	Four Towns	44 Manton Road	0.021	1	0	1	No
Irthlingborough	Four Towns	Land adjacent 104 Ebbw Vale Road	0.048	2	0	2	No
Irthlingborough	Four Towns	20-32 High Street	0.02	2	0	2	Yes
Irthlingborough	Four Towns	2 Victoria St	0.006	1	0	1	Yes
Irthlingborough	Four Towns	39 Finedon Road	0.031	1	0	1	No
Islip	RNOT	Garage block between 21 and 23	0.05	1	0	1	No
Islip	RNOT	16 Mill Lane	0.14	1	0	1	No
Islip	RNOT	Rectory Farm	0.0819	2	0	2	Yes
Islip	RNOT	89 Lowick Road	0.09	1	0	1	Yes
King's Cliffe	RNOT	100 Wood Road	0.057	1	0	1	No
King's Cliffe	RNOT	Wood Lane	1.77	1	0	1	Yes
King's Cliffe	RNOT	Land between Willow Lane & Fineshade	5.3	145	0	145	Yes
Laxton	RNOT	Workshop, The Cottage	0.24	1	0	1	No
Lutton	RNOT	Papley End, Oundle Road	0.126	1	0	1	Yes
Nassington	RNOT	Woodnewton Road	1.58	20	19	1	No
Nassington	RNOT	38 Church Street	0.22	1	0	1	No
Nassington	RNOT	22 Station Road	0.122	1	0	1	Yes
Nassington	RNOT	Manor Farm, 21 Church Street	0.212	2	0	2	Yes
Newton Bromswold	Four Towns	Twelve Oaks, Rushden Road	0.99	1	0	1	No

Oundle	RNOT	69 Benefield Road	0.13	1	0	1	No
Oundle	RNOT	131 Glaphorn Road	0.13	1	0	1	No
Oundle	RNOT	94a	0.15	1	0	1	No
Oundle	RNOT	Abbott House Residential Home	0.4	24	0	24	Yes
Oundle	RNOT	Garages adjacent 103	0.02	1	0	1	No
Oundle	RNOT	139 Glaphorn Road	0.28	2	0	2	No
Oundle	RNOT	89 West Street	0.8	1	0	1	Yes
Oundle	RNOT	30 Market Place	0.09	3	0	3	No
Oundle	RNOT	Setchell's Yard	0.01	1	0	1	No
Oundle	RNOT	Land adjacent 16 and 20 New Road	0.082	1	0	1	Yes
Oundle	RNOT	25 St Peter's Road	0.04	1	0	1	Yes
Oundle	RNOT	The Auction House, South Road	0.22	5	0	5	Yes
Oundle	RNOT	63 Benefield Road	0.22	3	0	3	Yes
Oundle	RNOT	112 Glaphorn Road	0.167	1	0	1	No
Oundle	RNOT	2 Gordon Road	0.031	2	0	2	No
Polebrook	RNOT	The Gables, Kings Arms Lane	0.04	1	0	1	Yes
Raunds	Four Towns	87-89 Brook Street	0.054	4	0	4	No
Raunds	Four Towns	2 Primrose Hill	0.01	3	0	3	Yes
Raunds	Four Towns	1 Park Street	0.03	1	0	1	No
Raunds	Four Towns	45 Brook Street	0.18	1	0	1	No
Raunds	Four Towns	9 Park Road	0.11	3	0	3	Yes
Raunds	Four Towns	Grombold Lodge 1a	0.06	1	0	1	Yes
Raunds	Four Towns	25 Hill Street	0.04	2	0	2	Yes
Raunds	Four Towns	Peverels, 42 Grove Street	0.027	1	0	1	Yes
Raunds	Four Towns	9 North Street	0.19	7	0	7	Yes
Raunds	Four Towns	1 Grove Street	0.06	1	0	1	No
Raunds	Four Towns	Adj 9 Park Road	0.048	1	0	1	Yes
Raunds	Four Towns	Woodbine Working Mens Club, Marshalls Road	0.073	1	0	1	No
Raunds	Four Towns	47 Holmes Avenue	0.07	2	0	2	Yes
Raunds	Four Towns	rear of works adjacent 47	0.04	1	0	1	Yes
Raunds	Four Towns	17 Chelveston Road	0.188	1	0	1	Yes
Ringstead	Four Towns	6 High Street	0.11	1	0	1	No
Ringstead	Four Towns	21 Denford Road	0.091	2	0	2	Yes
Ringstead	Four Towns	1 Spencer Street	0.097	7	0	7	Yes
Rushden	Four Towns	R/O 127 High Street	0.0113	2	1	1	No
Rushden	Four Towns	Land off Windsor Road	5.98	200	54	146	Yes
Rushden	Four Towns	Gospel Church, 69 Wellingborough Rd	0.0378	1	0	1	No
Rushden	Four Towns	Engineering Premises	0.2931	14	0	14	No
Rushden	Four Towns	11a Pemberton Street	0.116	5	0	5	No
Rushden	Four Towns	37 St Marys Avenue	0.04	1	0	1	Yes
Rushden	Four Towns	Broadlands Family Unit, Victoria Road	0.5	24	0	24	Yes
Rushden	Four Towns	66-70 Harborough Road	0.14	14	0	14	Yes
Rushden	Four Towns	Land Rear of 120-122 Northampton Road	0.24	3	0	1	No
Rushden	Four Towns	131 High Street	0.04	4	0	4	No
Rushden	Four Towns	Opp The Laurels	0.024	2	0	2	No
Rushden	Four Towns	77 Robinson Road	0.03	1	0	1	Yes
Rushden	Four Towns	9 Little Street	0.05	1	0	1	No
Rushden	Four Towns	Former Garage Site, Station Road	0.19	31	0	31	Yes
Rushden	Four Towns	Peck House	0.04	1	0	1	No
Rushden	Four Towns	48 High Street South	0.048	5	0	5	Yes
Rushden	Four Towns	Land off Windsor Road	5.25	205	0	205	Yes
Rushden	Four Towns	72 High Street	0.01	2	0	2	No
Rushden	Four Towns	2 Avenue Road	0.062	1	0	1	No
Rushden	Four Towns	126 Wellingborough Road	0.0324	1	0	1	No
Rushden	Four Towns	66 Harborough Road	0.0087	1	0	1	Yes
Rushden	Four Towns	23 St James Close	0.03	1	0	1	Yes
Rushden	Four Towns	Land Rear of Fox Hill, Hayway	0.24	6	0	6	Yes
Rushden	Four Towns	74 Washbrook Road	0.019	1	0	1	No
Rushden	Four Towns	47 Park Road	0.05	1	0	1	No
Rushden	Four Towns	Land rear of 49 Crabb Street	0.03	2	0	2	Yes
Rushden	Four Towns	Site of 79 Queen Street	0.0399	7	2	5	No
Rushden	Four Towns	57 St Mary's Avenue	0.14	1	0	1	Yes
Rushden	Four Towns	26 Prospect Avenue	0.12	2	0	2	Yes
Rushden	Four Towns	112 Irchester Road	0.51	3	0	3	Yes
Rushden	Four Towns	Garages adjacent 21a Albion Place	0.02	1	0	1	Yes
Rushden	Four Towns	122a High Street	0.016	3	0	3	No
Rushden	Four Towns	Land between 191 - 199 St Margaret's Ave	0.06	1	0	1	Yes
Rushden	Four Towns	Land adjacent 116 Grangeway	0.019	1	0	1	Yes
Rushden	Four Towns	88A - 116 High Street South	0.2	7	0	7	Yes
Rushden	Four Towns	2 Westfield Terrace	0.024	2	0	2	Yes
Rushden	Four Towns	High Beech, 8 Hayway	0.38	4	0	4	Yes
Rushden	Four Towns	166 Avenue Road	0.37	1	0	1	No
Rushden	Four Towns	219 Wellingborough Road	0.015	1	0	1	No
Rushden	Four Towns	116 Irchester Road	0.1	1	0	1	Yes
Rushden	Four Towns	1 Essex Road	0.055	4	0	4	Yes
Rushden	Four Towns	Land corner of Coffee Tavern Lane and Rectory Road	0.033	9	0	9	Yes

Rushden	Four Towns	29 Wellingborough Road	0.23	14	0	14	Yes
Rushden	Four Towns	Warehouse rear of 34 High Street	0.09	6	0	6	Yes
Rushden	Four Towns	12 North Street	0.023	2	0	2	No
Rushden	Four Towns	109 Wellingborough Road	0.023	1	0	1	No
Rushden	Four Towns	62 Highfield Road	0.05	1	0	1	Yes
Rushden	Four Towns	83 Moor Road	0.014	1	0	1	No
Southwick	RNOT	Park Cottage	0.133	1	0	1	Yes
Stanwick	Four Towns	Land adjacent 31 West Street	0.07	1	0	1	Yes
Stanwick	Four Towns	Methodist Chapel	0.03	1	0	1	No
Stanwick	Four Towns	Chalemyr Grange, 49	0.127	2	0	2	Yes
Stanwick	Four Towns	8 Courtwood	0.046	1	0	1	No
Stanwick	Four Towns	Newbridge House	0.11	1	0	1	No
Sudborough	RNOT	29 Main Street	0.065	1	0	1	No
Sudborough	RNOT	Riding Stables, Manor Yard, Main Street	0.566	3	0	3	Yes
Thorp	RNOT	Corner Cottage	0.18	1	0	1	Yes
Thrapston	RNOT	7 Chancery Lane	0.12	1	0	1	No
Thrapston	RNOT	Thrapston Farm & Garden	0.04	4	0	4	No
Thrapston	RNOT	53-55 High Street	0.06	2	0	2	No
Thrapston	RNOT	Nene House 83a	0.09	1	0	1	Yes
Thrapston	RNOT	4 Winding Way	0.0773	2	0	2	Yes
Thrapston	RNOT	Midland Road Surgery	0.08	8	0	8	Yes
Thrapston	RNOT	12a	0.0234	1	0	1	No
Thrapston	RNOT	9 Lakeside Close	0.058	1	0	1	No
Thrapston	RNOT	71-75 High Street	0.142	5	0	5	Yes
Thrapston	RNOT	Land adjacent 46 Oakleas Rise	0.036	1	0	1	Yes
Thrapston	RNOT	32B Midland Road	0.029	1	0	1	No
Thrapston	RNOT	Kings Arms	0.134	7	3	4	Yes
Thurning	RNOT	Land adj 5 Moor End	0.08	1	0	1	No
Thurning	RNOT	Trevor Marks Farms, Barnwell Road	0.08	1	0	1	No
Thurning	RNOT	Thurning Lodge, Winwick Road	0.36	1	0	1	Yes
Titchmarsh	RNOT	Land between 17 and 21 St Andrew's Lane	0.067	1	0	1	No
Twywell	RNOT	Rectory Drive	0.059	-1	0	-1	Yes
Wakerley	RNOT	Unity Cottages, Main Street	0.18	-1	0	-1	No
Warmington	RNOT	13 Big Green	0.27	4	0	4	Yes
Woodford	RNOT	25 Mill Road	0.02	1	0	1	Yes
Woodford	RNOT	Glebe Lodge, 8a Church Street	0.1	1	0	1	Yes
Woodford	RNOT	Glebe Farm, Addington Road	0.39	1	0	1	No
Woodford	RNOT	11 Church Street	0.05	1	0	1	No
Woodford	RNOT	Land adjacent 10 Long Row	0.02	1	0	1	No
Woodford	RNOT	1 The Green	0.071	1	0	1	Yes
Woodford	RNOT	2 Rectory Lane	0.046	1	0	1	Yes
Woodford	RNOT	Land adjacent 7 Club Lane	0.044	1	0	1	Yes
Woodnewton	RNOT	Hill House, Oundle Road	0.09	1	0	1	No
Woodnewton	RNOT	Land adjacent The Manor House, Main Street	0.038	1	0	1	Yes
Woodnewton	RNOT	16 Main Street	0.033	1	0	1	No
Woodnewton	RNOT	Manor Farm, Main Street	0.31	1	0	1	No
Yarwell	RNOT	Sundial House, 57 Main Street	0.15	1	0	1	No
Yarwell	RNOT	Whitelands Farm, Sulehay Road	0.043	1	0	1	Yes
Yarwell	RNOT	31 main Street	0.006	1	0	1	No
Yarwell	RNOT	83 Main Street	0.39	4	0	4	Yes