

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No: -	
Wards Affected	All	27 January 2016	
Title	HOUSING LAND SUPPLY		

1. PURPOSE OF REPORT

To inform Members of the latest established position with regards to meeting Kettering Borough's housing land supply requirement.

2. INFORMATION

- 2.1 Ensuring Kettering Borough maintains a supply of housing and employment land to meet agreed needs is one of the main objectives of the North Northamptonshire Joint Core Strategy (JCS) and the Kettering Borough Site Specific Proposals LDD Part 2 Local Plan.
- 2.2 The National Planning Policy Framework (NPPF) states that “the purpose of the planning system is to contribute to the achievement of sustainable development.” (NPPF para. 6). It indicates “there are three dimensions to sustainable development: **economic, social and environmental.**” (NPPF para. 7). With regards to the **social role**, it focusses “on supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations...”. (NPPF para. 7) In terms of **an economic role**, it indicates this can be achieved by “contributing to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places and at the right time to support growth and innovation...”.
- 2.3 The NPPF also requires, at paragraph 47, that local planning authorities should supply sufficient deliverable sites to provide five years' worth of housing against the housing requirements, with a buffer of 5% or 20% dependent upon performance. This requirement is explained in further detail in Section 2.12 below. If the local planning authority cannot demonstrate a five year supply of housing, then relevant policies contained within the Local Plan should not be considered up-to-date. Applications should then be considered in the context of the presumption in favour of sustainable development set within the NPPF (NPPF para. 49).

North Northamptonshire Joint Core Strategy

- 2.4 The JCS, once adopted, will set Kettering Borough's housing and employment land requirements for the period 2011 – 2031. The JCS was subject to Examination in Public during November 2015, at which the Inspector requested additional information on sources of housing land supply and the trajectory for

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their delivery over the plan period. This included the contribution expected from the Sustainable Urban Extensions (SUEs). The Inspector also asked for an update on five year housing land supply. To help the Inspector understand the housing supply situation, officers provided a copy of information from the draft North Northamptonshire Authorities' Annual Monitoring Report (AMR) for 1st April 2014 – 31st March 2015. A summary of the information is detailed below.

Housing Targets for Kettering Borough

- 2.5 The JCS proposes a housing requirement for Kettering Borough for the period 2011-2031 of 10,400 dwellings, this equates to an annual average dwelling completion rate of 520 dwellings per annum. The distribution of new homes is set out in the table below:

JCS Table 5: Housing Delivery in Named Settlements		
	Settlement	Housing Requirement (2011-31)
Growth Town	Kettering	6,190
Market Town	Burton Latimer	1,180
	Desborough	1,360
	Rothwell	1,190
Rural housing		480
Kettering Total		10,400

- 2.6 Assuming the JCS is adopted with no further amendment to this part of the plan, the above housing targets will form the basis for calculating the housing land supply position for the Borough and the urban settlements within it.

Housing Completions within Kettering Borough

- 2.7 Kettering Borough's housing completions rate is below that projected through the JCS. Table A7 (below) provides performance rates on housing completions relative to the current requirement of the JCS.

AMR Table A7: Housing Performance Relative to JCS 2011-16			
		Actual Completions	Cumulative shortfall
Recorded	Completions	313	-207
2011/12			
Recorded	Completions	351	-376
2012/13			
Recorded	Completions	540	-356
2013/14			
Recorded	Completions	282	-594
2014/15			
Projected Completions 2015/16		540	-574
Total Completions 2011-16 (520 x 5)		2,026	
JCS Requirement 2011-16		2,600	
Housing	Completion	- 574	
Shortfall 2011-16			

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Housing Land Supply 2011-2031 for Kettering Borough

2.8 During the recent JCS Examination hearings the Inspector requested an updated housing land supply position for each of the constituent authorities. The base date for this information was April 2015. The forecast supply includes a category based on “Emerging JCS and Provisional Site Specific Allocations”. The assumptions made on these sites include the JCS Rothwell North allocation, and a number of sites that have advanced through this committee in September 2012 and January 2014 for support as allocations in the Site Specific Proposals Part 2 Local Plan. There remains however a number of sites at various settlements within the Borough yet to be progressed towards allocation, officers are undertaking further technical work to resolve their suitability. A table of sites still under consideration is provided at Appendix 1. The results of this work will be presented to future meetings of this committee, alongside those sites that previously progressed, to be endorsed.

Forecast Housing Supply 2011-31							
Category	Completions 2011-15	Permissions/ Resolution to Grant/ Under Construction	Kettering T C AAP and Saved Local Plan Allocations	Emerging JCS and Provisional Site Specific Allocations	New Sites (KBC)	Residual Requirement (2013-31)	Total 2011- 31
Kettering (inc. Barton Seagrave)	509	5,002	844	575	17	0	6,947
Burton Latimer	698	587	0	37	0	0	1,322
Desborough	83	991	0	127	0	159	1,360
Rothwell	120	211	0	1,066	0	0	1,397
Rural Area	76	122	0	78	0	204	480
Total	1,486	6,913	844	1,883	17	363	11,506

2.9 The table above demonstrates that sufficient land for housing can be demonstrated in all settlement categories, but for Desborough and the Rural Area. In the case of Desborough, the Borough Council or Neighbourhood Plan Group, are still to allocate land to meet the town’s housing requirements. Both are making progress towards allocating land to satisfy the housing need. In terms of the rural area, again, the Borough Council expects to be in a position to allocate land for development, once outstanding technical issues are clarified, but there also remain a number of rural Neighbourhood Plans where allocations will be made. In conclusion, the area will comfortably meet its housing land requirements of 10,400 dwellings.

2.10 Officers are liaising with statutory consultees, and completing assessments on those potential housing sites that remain outstanding. Once complete, a report will be submitted for consideration providing a comprehensive steer on the way

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forward for each of the sites. These findings should be provided over the next few months. This timescale should also allow for greater certainty in ensuring that the allocations meet the Borough's housing requirement in the JCS.

Five Year Housing land Supply (2016-21)

2.11 Table 5 below, contained within the latest North Northamptonshire Annual Monitoring Report (AMR), provides the composition of sites making up the Borough's forecasted housing supply for 2016-21, the five year housing land supply period.

AMR Table 5: Composition of Forecast Housing Supply, 2016-21	
Component	Yield 2016-21
Extant p/p	3,743
JCS Allocation (Rothwell North)	375
Emerging Part 2 Local Plan Allocations	304
Windfall estimate (76 dpa 2018-21)	228
Total Supply 2016-21	4,650

2.12 Table 6 (below) outlines Kettering Borough's housing land supply position, relative to its housing land supply requirement, for the five year supply period 2016-21. As indicated at para 2.2 of this report, paragraph 47 of the NNPf requires that the Council supply sufficient deliverable sites to provide five years' worth of housing, with a buffer of 5% or 20% based upon performance. All North Northamptonshire authorities have agreed to adopt the "Sedgefield" method for delivery against any under-performance from previous years of the JCS. The Sedgefield method adds the under-delivery of any housing requirements to the next five years of the plan period, as opposed to the Liverpool method which would require the shortfall be spread over the remaining period of the plan. The conclusion from the assessment below is that Kettering Borough is able to demonstrate a five year supply of housing land under both a 5% and 20% buffer scenario.

AMR Table 6: Analysis of Kettering Borough's Housing Supply Against JCS, 2016-21	
(a) JCS Housing Requirement 2016-21	2,600 dwellings
(b) JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16	3,174 (+574) dwellings
(c) Housing Requirement + shortfall + 5% buffer: 3,333 dwellings	Housing Requirement + shortfall + 20% buffer: 3,809 dwellings
(d) Identified Housing Supply 2016-21	4,650 (from AMR Table 5)
(e) Deliverable Housing Land (years), 2016-21 (inclusive of 5% buffer): 6.98 years (d/c x 5)	Deliverable Housing Land (years), 2016-21 (inclusive of 20% buffer): 6.10 years (d/c x 5)

2.13 A housing trajectory referencing the sources of housing supply is provided at Appendix 2. It shows the sources based on location and/or type. The projected total completions in the years 2017 to 2021 are higher than one would

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realistically expect. This has arisen due to high available land supply levels, and follows discussions with developers on their build out rates at their respective sites.

3. CONSULTATION AND CUSTOMER IMPACT

3.1 The housing and employment land supply data will provide the basis for land allocations made in the Site Specific Proposals LDD Part 2 Local Plan. The allocations will form a part of the next version, a full plan, which will be published for public consultation in the spring.

4. POLICY IMPLICATIONS

4.1 The housing and employment supply data will form a part of the evidence base in the preparation of the Site Specific Proposals Part 2 Local Plan. It could also be helpful in determining planning applications and defending decisions at planning appeal.

5. USE OF RESOURCES

5.1 The financial and staff implications of this report are met within the existing Development Services Planning Policy budget.

6. RECOMMENDATION

That Members note the latest housing land supply information, ahead of agreeing sites for allocation and subsequently consultation through the Site Specific Proposals Part 2 Local Plan.

Previous Reports/Minutes:

Ref: Site Specific Proposals Local Development Document – Issues Paper

Date: 1st September 2009

Ref: Site Specific Proposals Local Development Document – Update on Progress

Date: 31st August 2010

Ref: Site Specific Proposals Local Development Document – Background Papers and Consultation Proposals

Date: 4th October 2011

Ref: Site Specific Proposals Local Development Document – Options Paper Consultation

Date: 22nd February 2012

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Ref: Site Specific Proposals Local Development Document – Options Paper
Date: 4th September 2012

Ref: Site Specific Proposals Local Development Document – Options Paper
Date: 13th September 2012

Ref: Site Specific Proposals Local Development Document – Housing Allocations
Paper
Date: 30th September 2013

Ref: Site Specific Proposals Local Development Document – Housing Allocations
Assessment of Additional Sites and Update Consultation
Date: 30th January 2014

Ref: Site Specific Proposals Local Development Document – Progress & Programme
Date: 2nd September 2015

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