

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Head of Development Services	Fwd Plan Ref No:	
<b>Wards Affected</b>	All	26 February 2019	
<b>Title</b>	<b>FIVE YEAR HOUSING LAND SUPPLY</b>		

### 1. PURPOSE OF REPORT

To inform Members of the Councils Five Year Housing Land Supply position.

### 2. INFORMATION

- 2.1 To support the Government's objective of significantly boosting the supply of homes the National Planning Policy Framework (NPPF) seeks to ensure that a sufficient amount and variety of land can come forward where it is needed.
- 2.2 Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted policies where these requirements are less than 5 years old.
- 2.3 Paragraph 73 also requires that the supply of specific deliverable sites should include an additional buffer moved forward from earlier in the plan period. The buffer should be:
- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wished 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; or
  - c) 20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.4 Table 1, below, sets out the delivery in Kettering Borough each year for the last three years against the JCS housing requirement. In the past three years the Council has delivered 1,748 dwellings against the JCS requirement of 1,560 dwellings. Delivery has therefore been in excess of the housing requirement and therefore there has not been a significant under delivery of housing over the previous three years.

	2015/16	2016/17	2017/18	Total
JCS requirement	520	520	520	1,560
Completions	547	706	495	1,748

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- 2.5 It is not intended to prepare an annual position statement and therefore the buffer which should be included in the supply of specific deliverable sites is 5%.
- 2.6 When calculating five year land supply any shortfall in provision from earlier in the plan period also needs to be added to the housing requirement. The Council uses the Sedgefield approach to dealing with shortfall, this approach involves making up the shortfall within the five year period. The shortfall is added to the five year requirement before the 5% buffer is applied.
- 2.7 The Council uses a forward looking trajectory, the five year land supply position is calculated from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024, and completions for the 2018/19 year are therefore based on predictions for this monitoring year.
- 2.8 Table 2 below shows the shortfall for the period 2011-2019.

Year	JCS Requirement	Completions	Shortfall/ Oversupply	Cumulative Shortfall/ Oversupply
2011/12	520	313	-207	-207
2012/13	520	351	-169	-376
2013/14	520	540	+20	-356
2014/15	520	282	-238	-594
2015/16	520	547	+27	-567
2016/17	520	706	+186	-381
2017/18	520	495	-25	-406
2018/19 (Projected)	520	598	+78	-328
<b>Total</b>	<b>4,160</b>	<b>3,832</b>	<b>-328</b>	<b>-328</b>

- 2.9 Table 3 below sets out the JCS five year land requirement, the requirement plus the shortfall and finally the requirement plus the shortfall plus the 5% buffer.

JCS Housing Requirement 2019-2024 (520 dwellings per year x 5 years)	2,600
JCS Housing Requirement 2019-2024 plus shortfall 2011-2019 (328)	2,928
JCS requirement plus shortfall plus 5% buffer	3,075

- 2.10 The JCS requirement plus shortfall plus relevant buffer is therefore 3,075 dwellings. This is the figure used to calculate the five year housing land supply position using the sites identified in the schedule of specific deliverable sites.
- 2.11 When preparing the schedule of specific deliverable sites the following sources are used:

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- Extant commitments (sites under construction and with planning consent)
- Sites with a resolution to grant subject to S106
- Sites in adopted development plans
- Sites without planning permission where there is clear evidence that the site is available and will come forward within the assessment period
- Sites in emerging development plans
- Sites identified in the brownfield register
- Housing for older people, including residential institutions in Use Class C2
- Sites delivered through permitted development rights or prior notification
- Windfall sites

2.12 The NPPF defines what is considered to be a deliverable site; this definition has been used in preparing the site schedule attached at Appendix 1. The NPPF definition of deliverable is:

*‘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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’.*

2.13 The final column in the site schedule provides a summary of the justification for including or not includes sites within the five year period.

2.14 Where appropriate site promoters and developers have been contacted to gain additional information in relation to timescales for delivery and build out rates for sites. This information has been used in the preparation of the site schedule.

2.15 Table 4 provides a breakdown of the sources of supply included in the site schedule.

<b>Table 4 - Composition of forecast housing supply, 2019-24</b>	
<b>Component</b>	<b>Yield 2019-24</b>
Extant planning permissions (at 31/3/2018)	3,229
Kettering Town Centre Area Action Plan	77
JCS Allocation (Rothwell North)	450
Emerging Part 2 Local Plan Allocations	208
Unallocated brownfield	80
C2 uses	19
Windfall Estimate (76 dwellings pa 2021/22 – 2024)	228
<b>Total Supply 2019-24</b>	<b>4,291</b>

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2.16 The site schedule, attached at Appendix 1, demonstrates a supply of housing for the period 2019-2014 of 4,291 dwellings. This provides a deliverable housing land supply for the period 2019-2014 of **6.98 years**, this is set out in table 5 below:

Table 5	
JCS Housing requirement plus shortfall plus buffer	3,075
Identified housing supply 2019-2014	4,291
<b>No. of years Deliverable Housing Land Supply 2019-2024 (4,291/ 3,075 x5)</b>	<b>6.98 years</b>

### **3. CONSULTATION AND CUSTOMER IMPACT**

3.1 No consultation is necessary in agreeing a Five Year Housing Land Supply position unless an annual position statement is being prepared. As set out above it is not intended to prepare an annual position statement.

### **4. POLICY IMPLICATIONS**

4.1 The National Planning Policy Framework requires Local Planning Authorities to demonstrate a Five Year Housing Land Supply. Where a Local Authority is unable to demonstrate a Five Year Housing Land Supply the presumption in favour of sustainable development applies.

4.2 As the Council is able to demonstrate significantly in excess of five years housing land supply, for applications involving the provision of housing, relevant development plan policies are considered up-to-date.

### **5. USE OF RESOURCES**

5.1 There are no resource implications as a result of this report.

### **6. RECOMMENDATION**

That Members note the Council's Five Year Housing Land Supply position.

#### Previous Reports/Minutes:

None

Contact Officer: Julia Baish – Development Team leader (Planning Policy)