

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	30 September 2013	
Title	DRAFT INTERIM POLICY STATEMENT ON HOUSING REQUIREMENTS IN THE NORTH NORTHAMPTONSHIRE HOUSING MARKET AREA CONSULTATION		

1. PURPOSE OF REPORT

To inform Members of the consultation on the *'Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area'* and to ask Members to agree the Council's response to this consultation.

2. BACKGROUND

2.1 Members will recall that on 31 July 2013 it was agreed the Council endorse the North Northamptonshire Interim Housing Policy Statement for consultation. The consultation is currently underway and will run to 5pm on Friday 11th October 2013. The purpose of this report is to agree the Council's response to the consultation.

Interim Housing Policy Statement

2.2 The Interim Housing Policy Statement sets out the Joint Planning Committee's preferred approach to meeting housing requirements in the North Northamptonshire HMA, pending the submission of the review into the Joint Core Strategy.

- Part A explains the background to previous housing targets and provides an up-to-date and objective assessment of the need for housing in the period 2011-21. This overall requirement for the HMA is apportioned to the districts and boroughs in line with the distribution in the adopted Core Spatial Strategy
- Part B identifies specific deliverable sites which, in line with the adopted urban focused Core Spatial Strategy, can provide five years' worth of housing (plus an additional buffer as required by the National Planning Policy Framework) against the requirements identified in Part A.

2.3 A copy of the *'Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area'* is attached at Appendix 1. The consultation document includes four questions to help in formulating responses. A proposed draft response to these questions is set out in section 3 below of this report.

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3. COMMENTS

Question a) Do you agree with the approach taken to calculating an objectively assessed, five year housing requirement as set out in Part A of this statement? If not, please outline your proposed approach and the evidence on which it is based.

- 3.1 KBC response: The Council supports the approach taken to calculating the objectively assessed five year housing land requirement as set out in Part A of the statement. The requirements use the latest CLG Household Projections and provide an up to date 'objectively assessed need' as required by paragraph 47 of the National Planning Policy Framework. The approach to apportionment which re-apportions the requirements based on the current CSS is supported.

Question b) Much of the supply of housing land identified in Part B is already committed for development (extant permissions, saved local plan and adopted development plan allocations). Are the assumptions that have been made about the phasing of development on these sites realistic? Could any of these sites be brought forward more quickly? If so, please advise now.

- 3.2 KBC response: The Council considers the assumptions made about the phasing of development on these sites are realistic. The Council can demonstrate a five year land supply against adopted CSS targets. If through the consultation additional information is submitted which demonstrates sites could be brought forward more quickly the Council will take this information into consideration.

Question c) Some of the LPAs have identified additional sites for housing development but have assumed that this will take place after 2019 (see Appendices 1 and 2). Could any of these sites be brought forward more quickly? If so, please advise how.

- 3.3 KBC response: The Council can demonstrate a five year land supply against adopted CSS targets. However, if through the consultation additional information is submitted which demonstrates sites could be brought forward more quickly the Council will take this information into consideration.

Question d) Wellingborough BC cannot currently identify a 5 year Housing Land Supply against the requirements set out in Part A. In addition to speeding up delivery on sites identified in Part b and Appendix 2, what additional sites are available for immediate development and, provided in line with the adopted Core Spatial Strategy, could deliver housing in the period 2014-19?

- 3.4 KBC response: No comment.

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General comments

3.5 KBC comment: The Council supports the work that has been undertaken in preparing the *'Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area'*. Ideally these requirements would be progressed through the Joint Core Strategy review, however in light of the delay to the review; the Council support the approach of preparing this Interim Policy Statement, to provide an up to date housing requirement against which a five year housing land supply can be assessed.

4. CONSULTATION AND CUSTOMER IMPACT

4.1 The results of this consultation will inform progression of an Interim Policy Statement on Housing. Kettering Borough Council is a consultee, but also works in partnership with the Joint Planning Unit in preparing this document.

5. POLICY IMPLICATIONS

5.1 The Interim Policy Statement will provide an up to date assessment of objectively assessed need against which the five year housing land supply can be judged. The Interim Policy Statement and supporting evidence will be a material consideration in determining planning applications and in the preparation of site specific plans.

6. USE OF RESOURCES

6.1 None directly related to this report.

7. RECOMMENDATION

That Members note the consultation on the *'Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area'* and endorse the comments contained in section 3 of this report as the Councils response to the consultation.

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