

Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area

August 2013





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Introduction

1. The North Northamptonshire Joint Committee is the planning authority responsible for the overall strategic plan (the Joint Core Strategy) for the districts and boroughs of Corby, East Northamptonshire, Kettering and Wellingborough. This area is identified as a Housing Market Area (HMA).
2. The Core Strategy adopted in June 2008 sets out housing requirements for the period 2001 to 2021 for the HMA (a total of 52,100 new homes), broken down by local authority area and for key settlements. These housing requirements were dictated by the East Midlands Regional Plan. They substantially exceed locally arising needs and have proved to be undeliverable due to the recession.
3. The Regional Plan was revoked by the Government on 12th April 2013. In his Ministerial Statement the Secretary of State announced that *"The revocationis another step forward for localism... and sends a powerful message to local councils and local people.... It says that we trust them and believe that they, and not central Government, are best placed to plan and deliver communities that reflect the aspirations of local people."*
4. This Interim Housing Policy Statement sets out the Joint Committees preferred approach to meeting housing requirements in the North Northamptonshire HMA pending the submission of the new 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 Strategy
 - Part B identifies specific deliverable sites which, in line with the adopted urban-focused Core Strategy, can provide five years' worth of housing against the requirements identified in Part A. Wellingborough is unable to identify a full five-year supply and consultation on the Interim Statement is an opportunity to address this in a properly planned manner. The majority of the sites identified in part B are existing commitments or have previously been identified in emerging plans. However some are new and will need to be tested further through the preparation of site specific plans or planning applications.
5. The distribution of the housing requirement identified in Part A between the districts is based on the adopted CSS. In other words it is the same spatial strategy, only delivered over a longer period of time. This is a pragmatic response to current market conditions, proceeding with growth and infrastructure provision under a planned approach but at a more measured pace than previously envisaged.
6. The Interim Statement and supporting evidence will be a material consideration in determining planning applications and in the preparation of site specific plans (including neighbourhood plans). When considering development proposals for the sites identified



in this Interim Statement, the Councils will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. They will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, without delay, unless material considerations indicate otherwise. This positive approach will help the planning authorities to ensure that development does not take place on sites in less sustainable locations that are not in line with the Core Strategy.

Consultation

7. The Joint Committee is inviting feedback on the draft Interim Housing Policy Statement before it is finalised and adopted by the Joint Committee and the partner authorities as a material planning consideration.
8. The deadline for representations is **Friday 11th October 2013**. These should be sent by e-mail (our preferred approach) to consultation@nnjpu.org.uk or by post to:

North Northamptonshire Joint Planning Unit,
C/o East Northamptonshire Council, Cedar Drive,
Thrapston,
Northants NN14 4LZ.

9. We will acknowledge receipt of your representation within 5 working days. If you do not hear from us within this period please contact the Joint Planning Unit to confirm that your representation has been received. You can telephone us on 01832 742355. Responses will be analysed and reported back to the Joint Committee in November 2013.
10. Responses are sought in particular on the following questions, but comments on any aspect of the Interim Statement will be taken into account.

- 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.
- 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 how.
- 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.
- 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?

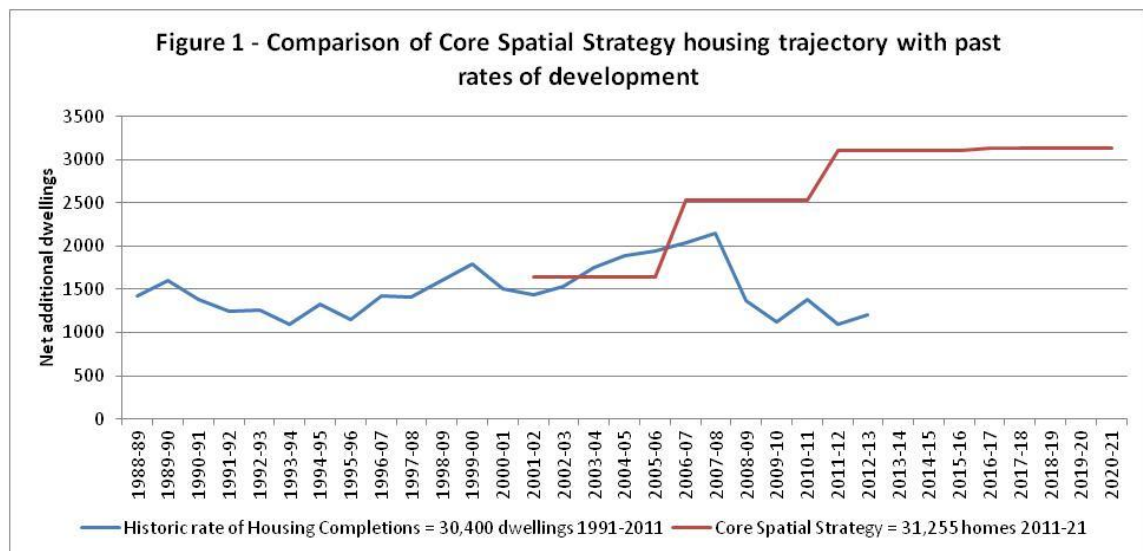
11. Any response promoting new sites or suggesting that identified sites could be developed more quickly, should be supported by evidence of deliverability using the proforma at Appendix 3 which is adapted from the 2012 Harman review¹.
12. Queries on the draft Interim Statement can be directed to the NNJPU in respect of Part A and the calculation of objectively assessed housing requirements. For queries on Part B, notably in respect of identified sites and committee reports, please contact the respective Council using the below details.
 - Corby Borough Council Tel: 01536 463158
Email: planning.services@corby.gov.uk
 - Kettering Borough Council Tel: 01536 534316
Email: planning@kettering.gov.uk
 - Wellingborough Council Tel: 01933 231926
Email: policyandregeneration@wellingborough.gov.uk
 - East Northamptonshire Council: 01832 742142
Email: planningpolicy@east-northamptonshire.gov.uk

¹ Harman et al (2012) Viability Testing Local Plans – Advice for Planning Practitioners [online] Available from: <http://www.nhbc.co.uk/NewsandComment/Documents/filedownload.47339.en.pdf>

PART A

Background

- A1. The Regional Plan and adopted Core Strategy set a housing target of 52,100 new homes in the North Northamptonshire Housing Market Area (HMA) over the period 2001 to 2021. This was agreed in the context of Northamptonshire being identified as part of the Milton Keynes and South Midlands Growth Area to accommodate development pressures arising in the south-east of the country.
- A2. Progress has been made, with 16,640 new homes built in the period 2001-11 and planning permissions in place for over 20,000 more. However, the recession has prevented the scale of demand and investment necessary to deliver housing targets and the associated infrastructure and economic development in the timescales set out in the Core Strategy. Furthermore, the planning context has changed radically with the revocation of the Regional Plan and the fact that the Coalition Government has not taken forward the 'Sustainable Communities Plan' which identified and supported 'Growth Areas' as a focus for infrastructure investment and economic development alongside major housing growth.
- A3 Figure 1 shows how the Core Strategy housing requirement for 2011-21 compares to longer term rates of development in the HMA. The Core Strategy trajectory would require more new homes to be built in the ten years from 2011-21 than were built in the preceding 20 years.



- A4 The housing targets set out in the adopted plan are not only undeliverable given market conditions and the changed national policy context, but are out of date in view of the revocation of the Regional Plan and new evidence including the latest CLG Household Projections.



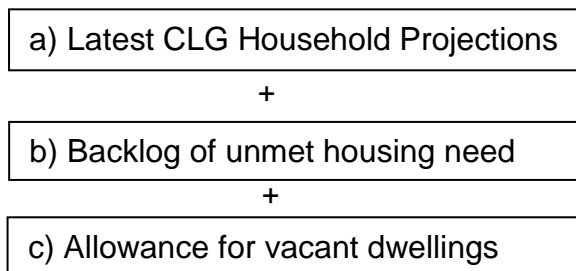
- A5 The North Northamptonshire Joint Committee is reassessing the amount and distribution of new housing required over the period 2011-31 through the preparation of the Joint Core Strategy (report to Joint Committee 31st January 2013). This will be based on meeting the objectively assessed needs of the area and ensuring that the pace of house building is aligned with new jobs and infrastructure and with local aspirations for how places should change. The planning authorities remain ambitious to deliver significant urban-focused growth and the JCS will identify the strategic opportunity to do this, in particular through Sustainable Urban Extensions at the Growth Towns. However the minimum housing requirements set out in the JCS will be below those in the previous Regional Plan and the adopted Core Strategy.
- A6 Until the review of the JCS is completed, the adopted Core Strategy remains the key part of the development plan and the starting point for planning decisions. The difficulty in meeting the out of date housing targets creates pressures for additional sites to be released for development, not always in locations supported by the adopted spatial strategy. This pressure arises from the requirement, set out in the National Planning Policy Framework (paragraph 47), for planning authorities to identify specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements (with an additional buffer of 5% or 20% depending on past performance).
- A7 The Joint Core Strategy is planned to be submitted for examination in 2014. In the meantime, it is necessary to provide an Interim Housing Policy Statement to enable the local planning authorities to take account of up to date evidence in maintaining a deliverable supply of land for housing development

Objectively assessed needs

- A9. Although the Government has shifted responsibility for identifying housing requirements to a local level, the National Planning Policy Framework (NPPF) requires planning authorities to plan to boost significantly the supply of housing. It requires an evidence-based approach to identifying and meeting the *“full, objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies in the NPPF”* (para 47).
- A10. Housing targets set out in the East Midlands Regional Plan and embodied in the adopted Core Spatial Strategy do not represent an “objectively assessed housing need”. Rather, they were the result of an explicit policy to direct economic and housing growth to North Northamptonshire as part of the now defunct Milton Keynes and South Midlands Growth Area.
- A11. The Joint Committee reviewed the evidence base for housing requirements at its meeting on 31st January 2013. In line with *CLG Practice Guidance on Strategic Housing Market Assessments (2007)* an objective assessment of need should take account of:
- Demographic factors, including locally generated needs and the demand for housing arising from in-migration;
 - Economic factors, including the need to align housing and employment strategies (to ensure that economic development is not held back by a limited workforce and to avoid unsustainable commuting patterns).



- A12. Demographic forecasts (Edge Analytics 2011) indicate that changes in the existing population (births, deaths and household formation) will give rise to a need for around 8,300 additional homes in North Northamptonshire over the period 2011 to 2021. Analysis of the Councils' housing registers indicates that, in addition to this need arising from 'natural change' in the existing population, there is a current backlog of un-met need for around 1,700 households. This is estimated on the basis of those households which have no permanent home of their own, i.e. they are recorded on 2013 housing registers as living with family/friends/other; of no fixed abode; or in supported housing.
- A13. As well as meeting locally arising needs, North Northamptonshire has historically accommodated significant levels of in-migration. New CLG Household Projections (April 2013) for the period to 2021 take account of this alongside locally arising needs. They indicate that, if past trends continue, North Northamptonshire could be home to 15,600 additional households between 2011 and 2021.
- A14. The 'objectively assessed need' in the Housing Market Area used in this Interim Statement is based on the elements set out below.



- A15. The CLG Household Projections are a key element of 'objectively assessed needs' (NPPF paragraph 159). They are most useful in considering requirements at the HMA level since, at a district level, they largely reflect recent levels of housing development (if a district has seen high levels of growth in the past 5 years then it is projected to see high growth in the future and, conversely, if housing development has been limited, the household projections will be lower).
- A16. The 3% allowance for vacant dwellings is consistent with ONS data (Live Table 615 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>) based on Council Tax records, which indicates that 2.85% of dwellings in the HMA are vacant.
- A17. The results of this analysis are set out in Table 1. The final column shows the total need for the Housing Market Area, distributed to the districts in line with the adopted Core Spatial Strategy, which apportions housing requirements as shown in Figure 2. The emerging Joint Core Strategy seeks to adjust this strategy, in particular by reducing the share of housing to be provided by Wellingborough, reflecting local aspirations and the heavy reliance on two sustainable urban extensions that have not yet commenced. However these changes have yet to be tested through the JCS review and are not reflected in the Interim Statement.



Figure 2 - CSS housing distribution

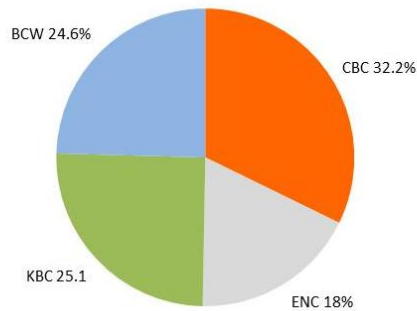
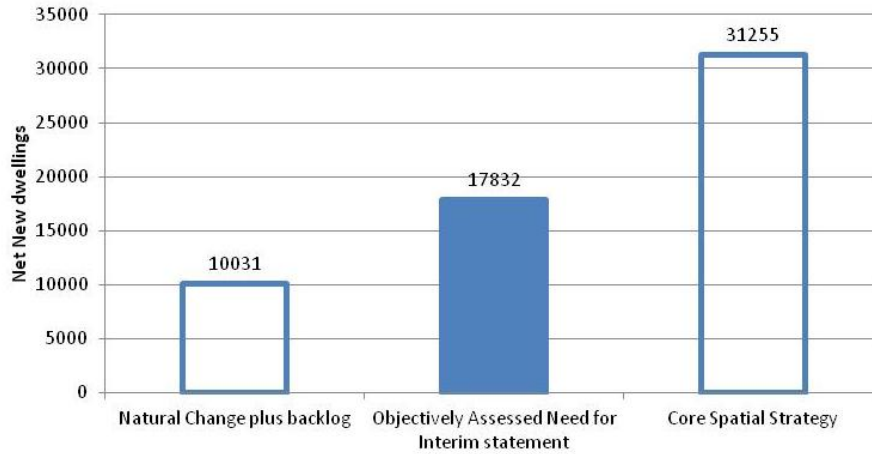


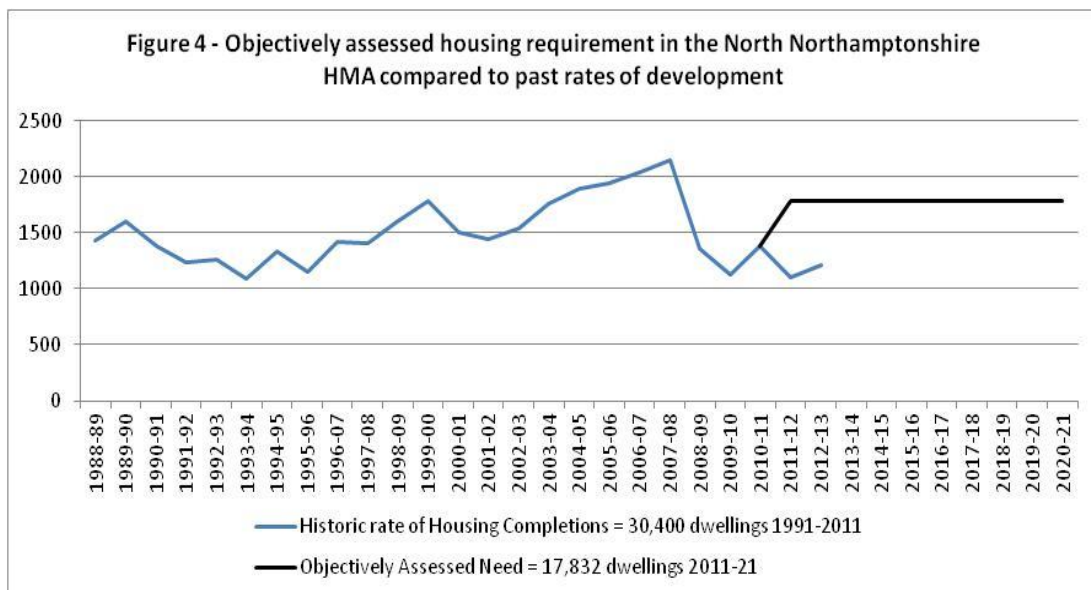
Table 1 – Housing Requirements for Interim Housing Statement (2011-21)					
	a) 2011 based household projection	b) Back-log of unmet housing need	c) Allowance for vacant dwellings	Total a)+b)+c)	Objectively Assessed Need for HMA distributed as per CSS
CBC	3,527	179	115	3,821	5,750
ENC	3,789	369	129	4,287	3,217
KBC	5,171	589	178	5,938	4,484
BCW	3,079	594	114	3,787	4,381
HMA Total	15,566	1,731	535	17,832	17,832

- A18. This level of growth in households would result in around 10,000 additional economically active residents (Edge Analytics 2011 Migration-led recalibrated scenario has 21,474 additional dwellings and 12,162 additional workers). This exceeds forecasts of the number of new jobs that will be generated in North Northamptonshire given the structure of its economy. Forecasts for the MKSM [Economic Development Evidence Base](#) (SQW 2009) suggest that past trends would result in only 6,000 jobs in North Northamptonshire between 2012 and 2021, potentially increasing to 11,000 as a result of enhanced population growth (from previous housing targets, which cannot be delivered) and intervention focused on priority economic sectors (which, given constraints on public funding, will not be possible to the extent previously envisaged).
- A19. This suggests that revising housing requirements in line with demographic projections and the current backlog of need will not hold back the future economic performance of the area; in fact it may result in more sustainable commuting patterns in North Northamptonshire by balancing population growth more closely with forecast growth in jobs.
- A20. Figure 3 below shows how the 'objectively assessed needs' identified in this Interim Statement compare to locally arising needs and the adopted CSS requirement (excluding under-provision in the period 2001-11 which would increase the requirement to 35,460). While the objectively assessed need is substantially less than previous plan targets, it is nevertheless nearly 80% in excess of locally arising needs.

Figure 3 - Comparison of housing requirements for the North Northamptonshire Housing Market Area 2011-21



A21. Figure 4 shows how the objectively assessed need identified in this Interim Statement compares to rates of housing development in the HMA in the past two decades. The trajectory for meeting the identified housing requirement shows a fairly constant rate of development from 2011 to 2021, as per the adopted Core Strategy (Table 3). This will be used as a basis for maintaining a 5 year supply of deliverable sites although, in reality, delivery of the required housing is likely to be 'back-loaded' with higher rates of development later in the plan period to compensate for lower rates in the early years as the housing market recovers from the recession. The delivery of 17,800 homes over the 10 years to 2021 compares to an average of 15,200 homes in the previous two decades and would provide the significant boost to housing provision sought by the NPPF



Five year housing requirements

A22. Table 2 (row i) sets out the 5 year housing requirements for each district for the period 2014/15 to 2018/19. This is based on 5 years' worth of the district's share of the objectively assessed housing requirement for the Housing Market Area (row e) plus a proportion of the anticipated shortfall in delivery between 2011/12 and 2013/14, assuming that this shortfall is met by 2021 (row h). It is against these requirements (with 5% and 20% buffers to be applied depending on past performance) that each planning authority has identified, in Part B, specific deliverable sites and other sources of supply.

Table 2 - Housing Requirements	CBC	ENC	KBC	BCW	HMA Total
a) 2011 based household projection	3,527	3,789	5,171	3,079	15,566
b) Back-log of unmet housing need	179	369	589	594	1,731
c) Allowance for vacant dwellings (3%)	115	129	178	114	535
d) Total a)+b)+c)	3,821	4,287	5,938	3,787	17,832
e) Objectively Assessed Need for HMA distributed as per CSS	5,750	3,217	4,484	4,381	17,832
f) Objectively Assessed Need for 5 years	2,875	1,609	2,242	2,190	8,916
g) Recorded or estimated completions 2011/12-13/14	1,478	864	1,134	550	4,026
h) Shortfall 2011-13 compared to annual requirement (Liverpool approach)	247	101	211	764	1,324
i) 5 year requirement 2014-19 if shortfall met by 2021	3,051	1,681	2,393	2,736	9,861



PART B

Introduction

B1. This section identifies the sources of new housing that will contribute to delivering the objectively assessed housing requirements set out in Table 2 above. It also outlines the level of 'buffer' to be added to these requirements consistent with NPPF paragraph 47. It is based on the detailed reports and recommendations agreed by the partner planning authorities at the following meetings:

- Corby: 3rd July 2013
- East Northamptonshire: 17th June 2013
- Kettering: 31st July 2013
- Wellingborough: 16th July 2013

Corby Borough Council

B2. The five year housing requirement for Corby Borough, as identified in Part A Table 2, is 3,051 dwellings. Following analysis of past performance the Council considered it appropriate to apply a 20% buffer to this figure, revising the five year requirement of 3,661 dwellings 2014-19². To achieve this requirement, the LPA has outlined a schedule of sites comprising of extant permissions, sites where a resolution to grant planning permission exists subject to S106, and sites without planning permission but where clear evidence exists as to their deliverability within five years. Consistent with NPPF para 48 the council also makes an allowance for windfall development within its assessment of future housing supply. Cumulatively this supply equates to 3,748 dwellings. Relative to the housing requirement of 3,661 dwellings, **Corby Borough has 5.12 years worth of housing land**. The calculations behind this assessment, and relevant sites which are anticipated to contribute, can be found over the following tables:

² Corby Borough Council (2013) Local Plan Committee (July 3rd 2013) Item 2 – *Interim Housing Policy Statement* [Online] Available from: <http://www.corby.gov.uk/local-plan-committee-3-july-2013>

Corby Borough Council: Housing Land Assessment 2014-19

A	Housing Requirement 2014-19 (+20% buffer)	3,661
B	Supply of deliverable sites: <ul style="list-style-type: none"> • Existing permissions • Applications with resolution to grant • Sites without planning permission <p>TOTAL</p>	2,684 663 296 3,643
C	Windfall allowance based on past performance	105
D	Total Deliverable supply 2014-19 (B+C)	3,748
E	Number of years housing land (D/A) x 5	5.12

Corby Borough Council: Housing site schedules and phasing, 2014-19

Extant Permissions at April 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Priors Hall	275	335	430	330	330	1,700
Little Stanion	121	121	121	121	0	484
Oakley Vale, Corby	70	70	70	69	0	279
Corby Road, Weldon	0	10	21	0	0	31
Arran Way, Corby	18	19	18	0	0	55
North of Cottingham Road, Corby	23	23	0	0	0	46
50 Stephenson Way, Corby	0	11	0	0	0	11
Alexandra Road, Corby	0	7	0	0	0	7
Land at Finland Way, Corby	20	20	0	0	0	40
Small Permissions (<5) ³	15	16	0	0	0	31
Total	542	632	660	520	330	2,684

Applications with resolution to grant at April 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Weldon Park,	30	130	130	130	130	550
Our Lady & Pope John School, Corby	0	15	20	30	30	95
West Glebe Park, Corby	9	9	0	0	0	18
Total	39	154	150	160	160	663

³ Small permissions total 37 dwellings in total in Corby Borough. In their committee report the Council applied a lapse rate to this element of housing supply which had the effect of reducing this figure down to 31.

Specific Sites without Planning Permission at April 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Former Kingswood School, Corby	0	30	40	20	0	90
Former Beanfield School, Corby	0	30	40	21	0	91
Canada Square, Corby	0	21	21	23	0	65
Hunting Lodge, Cottingham ⁴	9	9	0	0	0	18
Land off Stanion Lane, Corby	18	0	0	0	0	18
Land off Stanion Lane, Corby	14	0	0	0	0	14
Total	41	90	101	64	0	296

Windfall allowance

Source	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Windfall	21	21	21	21	21	105

Corby Borough Council Summary:

Year	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Total Identified Supply	643	897	932	765	511	3,748

⁴ This site was granted planning permission for 18 dwellings in May 2013 (after the April base date of this paper). It is therefore included here as a 'specific site without planning permission'.

East Northamptonshire Council

B3. The five year housing requirement for East Northamptonshire, as identified in the Part A, Table 2, is 1,681 dwellings⁵. Following analysis of past performance the Council considered it appropriate to apply a 5% buffer to this figure, revising the five year requirement of 1,765 dwellings 2014-19⁶. To achieve this requirement, the LPA has outlined a schedule of sites comprising of extant permissions, saved local plan allocations, sites in adopted plans (RNOT), sites where a resolution to grant planning permission exists subject to S106, specific, unallocated brownfield sites and proposed DPD allocations. Cumulatively this supply equates to 3,010 dwellings. Relative to the housing requirement of 1,765 dwellings, **East Northamptonshire has 8.53 years worth of housing land**. The calculations behind this assessment, and relevant sites which are anticipated to contribute, can be found over the following tables:

East Northamptonshire Council: Housing Land Assessment 2014-19

A	Housing Requirement 2014-19 (+5% buffer)	1,765
B	Supply of deliverable sites:	
	• Extant permissions	918
	• Saved Local Plan allocations	346
	• Sites in adopted plans	513
	• Applications with resolution to grant	763
	• Specific, unallocated brownfield sites	35
	• Emergent DPD allocations	435
	TOTAL	3,010⁷
C	Number of years housing land (B/A) x 5	8.53⁸

⁵ In their committee paper, ENC used the figure of 1,609 dwellings as their five year housing land requirement, 2014-19. This figure takes no account of anticipated performance 2011-14. For consistency of approach with the other local authorities, this paper uses the figure of 1,681 dwellings as per Table 2 of the Interim Housing Statement (Part A) as the basis for ENC's assessment.

⁶ East Northamptonshire Council (2013) Planning Policy Committee (17th June 2013) Item 6 –*Draft Interim housing policy statement in the North Northamptonshire Housing Market Area* [Online] Available from: http://www.east-northamptonshire.gov.uk/downloads/Item_6_-_Interim_Housing_Statement_Rpt.pdf

⁷ This analysis of supply in East Northamptonshire is based upon the AMR 2012 housing trajectory as published (April 2012 base date). For all other areas information has been provided to an April 2013 base date.

⁸ In their committee report, East Northamptonshire Council has made no provision windfall development in its assessment of housing supply, 2014-19.

East Northamptonshire Council: Housing site schedules and phasing, 2014-19

Extant Permissions at April 2012:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Midland Business Centre, Midland Road, Higham Ferrers	12	14	0	0	0	26
Whitworth's Site, Wellingborough Road, Irthlingborough	50	55	55	53	0	213
Former Sunseekers factory site, Irthlingborough	35	0	0	0	0	35
Land between Willow Lane & Fineshade, Kings Cliffe	38	0	0	0	0	38
Land End of Creed Road, Oundle	30	40	45	0	0	115
Land North of Raunds Fronting Brick Kiln Road, North Street, Brooks Road and Midland Road, Raunds	0	45	55	55	55	210
Land off Windsor Road, Rushden	55	0	0	0	0	55
Land off Windsor Road, Rushden	40	47	0	0	0	87
88A - 116 High Street South, Rushden	7	7	0	0	0	14
Avenue Agricultural, Park Road, Rushden	10	9	0	0	0	19
29 Wellingborough Road, Rushden	7	7	0	0	0	14
Small Permissions (<10 dwellings)	70	10	0	12	0	92
Total	354	234	155	120	55	918

Saved Local Plan allocations at April 2012:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Wharf Road, Higham Ferrers	0	40	55	55	16	166
Land off Addington Road, Irthlingborough	0	35	45	0	0	80
Land adjacent to Pevensey Close, Barrington Road, Rushden	35	40	25	0	0	100
Total	35	115	125	55	16	346

Sites in adopted plans (Rural North, Oundle and Thrapston Plan) at April 2012:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Ashton Road/Herne Road, Oundle	40	40	40	25	0	145
Dairy Farm, Oundle	0	0	20	0	0	20
Glaphorn Road, Oundle	40	40	0	0	0	80
Thrapston South, Thrapston	0	50	65	65	65	245
Church Street, Nassington	11	0	0	0	0	11
Eaglethorpe Barns, Warmington	12	0	0	0	0	12
Total	103	130	125	90	65	513

Sites which have a resolution to grant planning permission subject to S106 at April 2012:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Station Road/A6 Bypass, Higham Ferrers	0	0	35	40	0	75
Darsdale Farm, Raunds	0	45	65	65	65	240
RPC Site Grove St, Raunds	35	15	0	0	0	50
West End, Brick Kiln Road, Raunds	0	40	50	60	50	200
Rushden Hospital, Rushden	0	35	40	50	0	125
Goulsbra Road, Rushden	0	30	30	13	0	73
Total	35	165	220	228	115	763

Specific, Unallocated Brownfield sites at April 2012:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Sunlight Laundry	35	0	0	0	0	35
Total	35	0	0	0	0	35

Emergent DPD allocations at April 2012:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
West of Huxlow School/Irthlingborough West SUE	0	0	55	65	65	185
Ferrers School, Higham Ferrers	0	45	55	55	55	210
Council Depot and Car Park Newton Rd, Rushden	30	10	0	0	0	40
Total	30	55	110	120	120	435



East Northamptonshire Council Summary:

Year	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Total Identified Supply	592	699	735	613	371	3,010

Kettering Borough Council

B4. The five year housing requirement for Kettering Borough, as identified in Part A, Table 2, is 2,393 dwellings. Following analysis of past performance the Council considered it appropriate to apply a 5% buffer to this figure, revising the five year requirement of 2,513 dwellings 2014-19⁹. To achieve this requirement, the LPA has outlined a schedule of sites comprising of extant permissions, sites where a resolution to grant planning permission exists subject to S106, adopted Town Centre AAP allocations, sites in emerging development plans, sites identified in the SHLAA, pre-application enquiries and windfall plus unallocated brownfield. Cumulatively this supply equates to 5,167 dwellings. Relative to the housing requirement of 2,513 dwellings, **Kettering Borough has 10.28 years worth of housing land**. The calculations behind this assessment, and relevant sites which are anticipated to contribute, can be found over the following tables:

Kettering Borough Council: Housing Land Assessment 2014-19

A	Housing Requirement 2014-19 (+5% buffer)	2,513
B	Supply of deliverable sites:	
	• Existing commitments	2,924
	• Applications with resolution to grant	944
	• AAP allocations	290
	• SHLAA	421
	• Emerging DPD	380
	• Pre-applications	103
	• Unallocated brownfield	77
	• Windfall	28
	TOTAL	5,167
C	Number of years housing land (B/A) x 5	10.28

⁹Kettering Borough Council (2013) Planning Policy Committee (31st July 2013) Item 6 - *North Northamptonshire Interim Housing Policy Statement* [online] Available from:
http://www.kettering.gov.uk/meetings/meeting/1181/planning_policy_committee

Kettering Borough Council: Housing site schedules and phasing, 2014-19

Extant Permissions at July 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Small Permissions (<10 dwellings)	119	89	9	15	0	232
Harborough Road (land off), Desborough	15	50	50	50	0	165
East of Kettering SUE	41	282	325	352	532	1,532
18-24 Durban Road, Kettering	0	5	5	0	0	10
Rothwell Town Football Club, Off Cambridge Street, Rothwell	7	10	0	0	0	17
Polwell Lane (Land to the west of), Barton Seagrave.	116	141	86	0	0	343
Cransley Hill (land at) Broughton	20	40	0	0	0	60
Belvedere House, Higham Road, Burton Latimer	9	0	0	0	0	9
Diana Way (land off), Burton Latimer	60	35	0	0	0	95
White Lodge Farm (land at), Higham Road, Burton Latimer	10	0	0	0	0	10
Kingfisher Way (land off), Burton Latimer	10	20	17	0	0	47
Desborough Water Tower, Bridge Road (land to the west), Desborough	10	0	0	0	0	10
Ironwood Avenue (land off), Desborough	19	0	0	0	0	19
Talbot Court, High Street, Desborough,	14	0	0	0	0	14
Dryden Street & Field Street (land at junction of), Kettering	10	34	0	0	0	44
Former Tresham College, St Marys Rd, Kettering	10	0	0	0	0	10
Harrington Road, Rothwell	20	30	30	11	0	91
Jubilee Street, Rothwell	30	13	0	0	0	43
Higham Road, (Land to the North of), Burton Latimer	40	55	0	0	0	95
Cranford Road (Land At), Burton Latimer	78	0	0	0	0	78
Total	638	804	522	428	532	2,924

Adopted Kettering Town Centre Allocations at July 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
RESIDENTIAL QUARTER: Land north and east of Trafalgar Road (NRQ4), Kettering	0	0	0	0	34	34
RESIDENTIAL QUARTER: National Grid site north, Jutland Way (NRQ6), Kettering	0	0	0	14	0	14
RESIDENTIAL QUARTER: Meadow Road Recreation Ground (CAT 1 GF) (NRQ10) (721)*, Kettering	0	0	0	30	40	70
SHOPPING QUARTER: Morrison's Staff Car Park, Trafalgar Road (SHQ2)*, Kettering	0	0	0	0	18	18
YARDS QUARTER: Soans Yard (Y2)*, Kettering	0	0	10	18	0	28
YARDS QUARTER: Job's Yard North (Y1), Kettering	0	0	0	10	20	30
STATION QUARTER: Land Opposite Station Square (SHLAA 930) (STQ4)*	0	0	0	0	15	15
SILVER STREET QUARTER: Queen Street / Horsemarket north (SSQ4)	0	0	30	32	0	62
RESIDENTIAL QUARTER: Meadow Road / Cromwell Road backland (NRQ8)	0	0	0	0	9	9
RESIDENTIAL QUARTER: Commercial Road car park (NRQ9)	0	0	0	0	10	10
Total	0	0	40	104	146	290

Sites which have a resolution to grant planning permission subject to S106 at July 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Westhill, Kettering	50	100	100	100	110	460
Dairy Farm, St Andrews Lane, Cranford	4	0	0	0	0	4
Bosworth's Nursery, Burton Latimer	0	0	15	15	0	30
North Desborough	50	100	100	100	100	450
Total	104	200	215	215	210	944

SHLAA Potential (Category 1 sites) at July 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Rockingham Road, Kettering	0	28	30	30	0	88
52 Lawson Street, Kettering	20	15	0	0	0	35
Cecil Street, Rothwell	0	20	28	0	0	48
Gypsy Lane, Kettering	0	50	100	100	0	250
Total	20	113	158	130	0	421

Unallocated brownfield sites at July 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Convent site, Hall Lane, Kettering	0	20	30	10	0	60
Maplefields School, south of Beatrice Road, Kettering	0	10	7	0	0	17
Total	0	30	37	10	0	77

Windfall

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Rockingham Dene, Kettering	0	10	18	0	0	28
Total	0	10	18	0	0	28

Pre Applications at July 2013

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Various	0	50	53	0	0	103
Total	0	50	53	0	0	103

Emerging Development Plan allocations at July 2013

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Rothwell North	0	50	110	110	110	380
Total	0	50	110	110	110	380

Kettering Borough Council Summary:

Year	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Total Identified Supply	762	1,257	1,153	997	998	5,167

Borough Council of Wellingborough

B5. The five year housing requirement for the Borough of Wellingborough, as identified in Part A, Table 2, is 2,736 dwellings. On the basis of analysis of past performance the Council considered it appropriate to apply a 20% buffer to this figure, revising the five year requirement of 3,283 dwellings 2014-19¹⁰. The LPA has outlined a schedule of sites comprising of extant permissions, sites in adopted development plans, sites in emerging development plans and an allowance for windfall development. Cumulatively this supply equates to 3,068 dwellings. Relative to the housing requirement of 3, 283 dwellings, **the Borough of Wellingborough has 4.67 years worth of housing land** – a shortfall of 0.33 years. It is acknowledged that this is below the level of housing required by national policy and **as part of this consultation the Council is seeking feedback on their assumptions on the identified sites and if these could come forward more quickly for development and which other sites could come forward in line with the adopted spatial strategy. A checklist is provided at Appendix 3 to identify potential sites.** The calculations behind this assessment, and relevant sites which are anticipated to contribute, can be found over the following tables:

BC of Wellingborough: Housing Land Assessment 2014-19

A	Housing Requirement 2014-19 (+20% buffer)	3,283
B	Supply of deliverable sites:	
	• Existing commitments	2,065
	• Sites in adopted plans	699
	• Sites in emerging plans	184
	• Windfall allowance	120
	TOTAL	3,068
C	Number of years housing land (B/A) x 5	4.67

¹⁰ Borough Council of Wellingborough (2013) Development Committee (16th July 2013) Item 8 – *North Northamptonshire Interim Housing Policy Statement* [online] Available from:
http://www.wellingborough.gov.uk/egov_downloads/F8_-_N_N_Interim_Housing_Policy_statement_report_and_appendices.pdf

Borough Council of Wellingborough: Housing site schedules and phasing, 2014-19

Extant Permissions at April 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
WEAST	100	200	200	200	200	900
WNORTH	0	50	150	150	150	500
East of Eastfield Road	50	50	50	50	47	247
Land off Bourton Way	30	25	0	0	0	55
Saxby Bros Ltd, Chester Road	40	40	40	30	0	150
Laundry Premises, Buckwell End, Short Lane	12	0	0	0	0	12
Medical Centre, Nest Farm Crescent	25	0	0	0	0	25
The Dun Cow Public House, Gold Street	0	26	0	0	0	26
Orchard Road, Finedon	0	12	0	0	0	12
Land off Compton Way, Earls Barton	40	0	0	0	0	40
Sites less than 10 dwl (Various, Urban)	12	28	0	0	0	40
Sites less than 10 dwl (Various, Rural)	27	36	0	0	0	63
5% lapse rate on sites less than 10 dwellings	-2	-3	0	0	0	-5
Total	334	464	440	430	397	2,065

Sites in adopted plans at April 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
WNORTH Independent landowner	0	0	50	50	50	150
Park Farm Way/Shelley Road	0	40	80	80	80	280
Site C – TCAAP – High Street	24	48	48	13	0	133
Site D – TCAAP – Queen Street	0	0	0	0	46	46
Site K – TCAAP – Oxford House	0	0	0	15	15	30
Windsor Road	0	0	0	0	30	30
Milner Road, Finedon	6	12	12	0	0	30
Total	30	100	190	158	221	699

Sites in emerging plans at April 2013:

Site	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Former Swimming Baths, Croyland Road	0	0	0	10	0	10
Land between Finedon Road and Nest Lane	0	0	0	0	40	40
Land between 11 & 11a Thrapston Road, Finedon	20	20	0	0	0	40
Doddington Road/Spur Road	25	25	0	0	0	50
Hardwick Park	0	0	0	30	0	30
Churchill Road, Earls Barton	0	0	4	0	0	4
Land Rear of High Street, Earls Barton	0	0	0	10	0	10
Total	45	45	4	50	40	184

Windfall allowance

Source	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Windfall	0	0	40	40	40	120

Borough Council of Wellingborough Summary:

Year	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2014-19
Total Identified Supply	409	609	674	678	698	3,068



Appendices

Appendix 1:
Kettering Borough Council: Potential sources of additional housing supply

Site	Source	Status	Total supply
Kettering and Barton Seagrave			
Land to rear of 239 Barton Road	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	22
Scott Road Garages	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper Also identified as Potential Gypsy and Traveller site.	13
Kettering Fire Station	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	9
Glendon Iron Works	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	11
Ise Garden Centre	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	9
Burton Latimer			
BL/180 (BL058 and BL 052 combined)– Land north of Higham Road	Site Specific Proposals LDD Options Paper	Part of site identified as a preferred site is SSPLDD Options Paper. Identified for further assessment as consolidated site at Planning Policy Committee on 13 Sept 2013	348
BL site 20. Site to rear of 23 Regent Road	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	9
BL048a – Land to the south east of Burton Latimer	Site Specific Proposals LDD Options Paper	Supported through Site Specific Proposals LDD boundary to be reviewed to take into account field boundaries	200 (190 with boundary review)
BL/042 – Finedon Road	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper Screening Opinion – KET/2012/0748	35
BL/ 044 - Land to west of Kettering Road	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	40

Desborough			
DE/073 – Land at Harrington Road, Desborough	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper. Current application on the site KET/2012/0780.	Up to 75
DE/067 – Land adjoining the Orchards, Harrington Road	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	60
DE/072 – Former Hawthorns Leisure Centre	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	102
Rothwell			
RO/086 - Land to the rear of 74-82 Rushton Road	Site Specific Proposals LDD Options Paper	Identified as preferred site in the SSPLDD Options Paper	35
RO/088 – additional 300 homes at Rothwell North	Site Specific Proposals LDD Options Paper	Emerging JCS potential allocation and identified as preferred site in the SSPLDD Options Paper	300
Total			1,258

Appendix 2:

Borough Council of Wellingborough: Potential sources of additional housing supply

Site	Source	Status	Total Supply
Site A TCAAP – Railway Club Broad Green	Town Centre AAP PS8	Allocated Site (61 in TCAAP, 26 granted under WP/2012/315. Residual = 35	35
Site B TCAAP – Vauxhall Dealership	Town Centre AAP PS8	Allocated Site	139
Site E1 TCAAP - Tresham	Town Centre AAP PS1	Allocated Site (TCAAP inc 129 dw, revised scheme expected which inc Tresham remaining onsite anticipate in region of 40dws max)	40
Site E2 TCAAP – Market Square	Town Centre AAP PS1	Allocated Site (TCAAP inc 101 anticipate a reduced scheme)	50
Site F TCAAP – West End DIY and Fiddlers Elbow	Town Centre AAP PS5	Allocated Site	8
Site G TCAAP – Alma St/ Cambridge St backlands	Town Centre AAP PS6	Allocated Site	56
Site I TCAAP – PO Sorting Office	Town Centre AAP PS2	Allocated Site	73
Townside Farm Finedon	Local Plan FN1 SHLAA Site No 1055 Category 3	Saved allocation from Local Plan. Access concerns.	93
Depot 25 Gold Street Wellingborough	SHLAA Site No 880 Category 1 SSP DPD WE4	WP/2007/618 refused and dismissed on appeal for housing. Not identified in SSP DPD as in active employment use	50
Adj 23a Gold Street	Desk study	WP/2007/0705 approved for residential but lapsed	4
George Cox Shoes, Westfield Road, Wellingborough	SHLAA Site No 893 Category 1 SSP DPD WE6	Pre-application inquiry, representation to SSP DPD	31
Rear of Princess Way	SHLAA Site No 881 Category 1 SSP DPD WE12	Not identified in SSP DPD due to accessibility concerns	20
Leys Road/Highfield Road	SHLAA Site No 898 Category 2 SPS DPD WE32	Allocated in previous Local Plan Policy U1. Not identified in SSPDPD as scrap yard in active use	59
66- 74 Lea Way	Housing Strategy Pipeline data	WP/2009/201 WP/2010/397 Resolution to grant subject to S106, but S106 never agreed. CPO currently in progress	37
Earls Barton Road Gt Doddington	Housing Strategy Pipeline data	Proposed exception site	10
Corn Mill Close Irthlingborough Rd, Wellingborough	Housing Strategy Pipeline data	WP/2012/0482 as yet undetermined	13

Mill Road Car Parks	Council owned sites	It was agreed at Resources Committee on 30 May 2012 that the car parks be offered for sale after obtaining planning permission. Applications withdrawn for further work. Due to be re-submitted shortly	4
Nest Farm Road Wellingborough	Council owned site	Outline planning consent was given for seven terrace properties and 4-6 self-contained flats with car parking in 2008 for this site (WP/2008/0307/OM), which has now lapsed. It is proposed that an outline planning application be submitted, before putting the site to auction.	10
Windmill Close Wollaston	Council owned site	This land has had two planning permissions in the past: for a pair of elderly persons' bungalows (BW/85/504) and a single detached dwelling with a garage (BW/88/1365/O), both of which have lapsed. It is proposed that an outline planning application be submitted, before putting the site to market.	2
Holme Close Wellingborough	Council owned site	This land is zoned for housing in the Local Plan. It is proposed that an outline planning application be submitted, before putting the site hatched green/blue to the market.	2
Redundant shoe factory Great Park Street Wellingborough	HLF	Feasibility study for conversion to apartments	16
Total			752



Appendix 3: Checklist for potential sites

Site Address	
Area (Hectares)	

What type of development is the site being put forward for eg. residential/employment/mixed use? If the site is being put forward for mixed use please specify.

--

Please include a Ordnance Survey Plan that includes the following information:

Land ownership details (clearly indicating any changes in land ownership)	
Type and location of any existing use(s) on the site and whether any of the existing use(s) would continue to operate from the site	
If the site is located within or adjacent to a Conservation Areas or Listed Building please indicate this on a plan as this could influence the density/type/cost of the building materials etc	
Where would access be achieved from and are there any land ownership issues associated with the potential access?	
Is the site adjacent to an adopted or unadopted road, ie. a private road that has not been adopted by the highway authority? Please provide details along with the width of the road	
Details of the existing pedestrian footways from the site to the local facilities (shops, school etc) and any improvements that might be required	
Location of the nearest gas/electricity and water supply to the site	
The boundary of the site that is being put forward for development	

	Yes	No
Is the site in multiple ownership?		
If yes, please give details of ownership and the list all of the owners		

	Yes	No
Is the site vacant?		
Is the site occupied?		
Is the site partly occupied?		
Please provide details of the existing use		



	Yes - all	Yes - part	No
If the site is considered to be suitable for development, would all or part of the existing use remain in occupation?			

What would be the timetable for the existing use to cease?

	Yes	No
Are there any financial implications that you are aware of that may influence whether the site would be available for development?		
If yes, please give details		

	Yes	No
Have any discussions already taken place with utilities companies?		
If yes, please provide copies of correspondence		

	Yes	No
Are there other restrictions on the site, eg. grazing licences or any other requirements that you are aware of that would need to be satisfied to bring the site forward for development?		
If yes, please give details		

	Yes	No
Are you aware of any abnormal costs associated with bringing forward this site for development, eg. contaminated land?		
If yes, please give details		

If the site was considered for development by the local planning authority what would you consider to be the timeframe for bringing this site forward for development?				
0-5 years	5-10 years	10-15 years	15-20 years	Over 20 years



What assumptions have you made in your assessment for releasing this site for development in terms of financial contributions?	
Affordable housing	
Education contributions	
Contributions towards play/open space	
Please list any other financial contributions or infrastructure that you have allowed for	

	Yes	No
Is there any other information that has not been covered by the above that the Local Planning Authority should be aware of?		
If yes, please give details		

Your Contact Details				
Name:				
Address:				
Telephone No:				
Email Address:				
Are you an agent:		Yes	No	
If yes, are you acting on behalf of the owner or a third party?				
If yes, please give details				

NOTES:

Please complete a separate form for each site

The deadline for representations is **Friday 11th October 2013**. These should be sent by e-mail (our preferred approach) to consultation@nnjpu.org.uk or by post to:

North Northamptonshire Joint Planning Unit,
 C/o East Northamptonshire Council,
 Cedar Drive,
 Thrapston,
 Northants
 NN14 4LZ.

We will acknowledge receipt of your representation within 5 working days. If you do not hear from us within this period please contact the Joint Planning Unit to confirm that your representation has been received. You can telephone us on 01832 742355. Responses will be analysed and reported back to the Joint Committee in November 2013.