



**North Northamptonshire Authorities' Monitoring Report (AMR) 2018/19**

**Assessment of Housing Land Supply (2019-24)**

## 1.0 Introduction

### Purpose of Report

- 1.1 The National Planning Policy Framework (NPPF) says strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.
- 1.2 Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.
- 1.3 Local planning authorities should also identify a supply of specific developable sites or broad locations for growth for years 6 -10 and where possible, for years 11-15.
- 1.4 Relative to these requirements, this report outlines the deliverable and developable housing land supply for each of the constituent local planning authorities in relation to the housing requirements of the Joint Core Strategy.

### Housing Target

- 1.5 The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016. This document outlines the level of housing to be planned for over the period 2011-31 and sets this out by local authority area. In accordance with JCS Policy 28, this is as outlined in Table 1 overleaf:

<b>Table 1</b>			
<b>North Northamptonshire Housing Requirements (after JCS Policy 28 / Table 4)</b>			
<b>SHARE OF OBJECTIVELY ASSESSED NEEDS IN THE HOUSING MARKET AREA</b>		<b>ANNUAL AVERAGE DWELLINGS 2011-31</b>	<b>HOUSING REQUIREMENT (2011-31)</b>
Corby Borough	Requirement	460	9,200
	Strategic Opportunity <sup>1</sup>	(710)	(14,200)
East Northamptonshire District		420	8,400
Kettering Borough		520	10,400
Borough of Wellingborough		350	7,000
<b>North Northamptonshire</b>		<b>1,750 (2,000)</b>	<b>35,000 (40,000)</b>

<sup>1</sup> As Table 1 outlines, Corby Borough is the only local authority where two housing targets exist over the plan period. The target described as a 'Strategic Opportunity' is based on Corby's ambition to deliver a level of housing which is in addition to its 9,200 dwelling plan target and which will contribute towards meeting local objective to double the Borough's population and support the ongoing regeneration of the town. However, attainment of this is dependent on the strength of the local housing market to support this. On this basis, and as outlined in the JCS, it is, therefore, not the requirement against which five-year land supply position is assessed.

## Identifying the Supply of Deliverable and Developable Sites

1.6 Existing planning consents do not represent the only source of housing land supply when identifying deliverable or developable sites. As referred to above, the local authority is required to identify five years' worth of deliverable sites and 6 -15 years' worth of developable sites.

1.7 The NPPF defines what is meant by deliverable:

*“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. In particular:*

*a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

1.8 The latest National Planning Practice Guidance (NPPG) ([Paragraph: 030 Reference ID: 3-030-20180913](#)) further advises that:

*“In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. [Annex 2 of the National Planning Policy Framework](#) defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

- have outline planning permission for major development;*
- are allocated in a development plan;*
- have a grant of permission in principle; or*
- are identified on a brownfield register.*

*Such evidence, to demonstrate deliverability, may include:*

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*

- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

1.9 The NPPF also defines what is meant by developable:

*“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

### Windfall Allowance

- 1.10 The NPPF simply defines windfall sites as not specifically identified in the development plan. They normally comprise previously developed sites that become unexpectedly available. Local planning authorities can make a windfall allowance in the five-year supply if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance must be realistic and should not include residential garden land.
- 1.12 As past reviews of housing land supply have demonstrated, windfall development has contributed to the provision of new housing across the area and on this basis each local authority has made provision for the continuing contribution of this in their respective assessments. However, mindful to avoid double counting of smaller sites with an extant planning permission this element of supply is only included from year 3 onwards in the 5 year assessment period (2019-24).

## **2.0 Five Year Supply of Deliverable Sites**

### **Appropriate Buffer**

- 2.1 When identifying a five-year supply, the NPPF requires the addition of a 5% buffer to the housing requirement to ensure choice and competition in the market land. This rises to 10% where the local planning authority wishes 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. This subsequently rises to a 20% buffer where there has been significant under delivery of housing over the previous three years, in order to improve the prospect of achieving the planned supply<sup>2</sup>. The NPPF says that from November 2018 significant under delivery will be measured against the Housing Delivery Test and will be defined as delivery below 85% of the housing requirement. None of the four councils in North Northamptonshire were found to be significantly under delivering as a result of the Housing Delivery Test calculations released by the government in February 2019 and therefore all four councils are using a 5% buffer until more up to date results are released.

### **Treatment of past under-provision**

- 2.2 There are two basic methods of dealing with past shortfall. It can be met over the five year period (the “Sedgefield” approach) or over the remaining plan period up to 2031 (the “Liverpool” approach). The NPPF does not explicitly state which method is preferable when addressing shortfall although Planning Practice Guidance states that *‘The level of deficit or*
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*shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)'. (Paragraph: 31 Reference ID: 68-031-20190722). On this basis, North Northamptonshire authorities are in agreement that the Sedgefield approach is most appropriate going forward as consistent with previous years. Calculations below are therefore based on this method.*

### **Five Year Period**

- 2.3 In all previous joint AMRs the five-year supply assessment period was taken to cover the first full 5 years, not including the current AMR year i.e. for the previous AMR (2017/18) the years assessed were 2019/20 to 2023/24. This approach was based on advice issued by the Department of Communities and Local Government in both 2008 and 2009. Both these documents were withdrawn and not replaced by any more up-to-date advice. That is until the Planning Practice Guidance was updated to state that *“Sites should be deliverable in years 1 to 5 of the plan period, and subsequently reviewed and their status updated each year in the Authority Monitoring Report and Annual Position Statement (if confirming the 5 year housing land supply)”* therefore councils prepared their Housing Land Supply positions for this year based on this. However since this, the guidance was updated again in July 2019 where this text was removed, potentially leaving the 5 year assessment period open to interpretation, albeit text at Paragraph 022 was introduced that states; *“To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the [requirement](#) in the first 5 years (including any shortfall)”*. The usage of the word ‘first’ indicating that the current year should be included in the assessment i.e. for this AMR the 19/20 to 2023/24 years are assessed. For clarity the NPPF does not specify which 5-year period should be calculated and para 73 simply refers to ‘five years’ worth’ of housing.
- 2.4 Following this review, the housing land supply position of each local authority is outlined over the remainder of this paper relative to a rebased requirement which takes account of performance to date (see [Appendix 1](#) for details of how this has been calculated).

## Corby Borough Council: Assessment of Housing Land Supply, 2019-24

### Deliverable Sites

- 2.5 Table 2 below details the composition of deliverable housing sites identified in Corby Borough over the five-year assessment period. As can be seen, the Borough has an identified housing supply of 2,948 dwellings for the period 2019-24<sup>3</sup>.

Component	Yield 2019-24
Sites with detailed planning permission for >10 dwellings	1,044
Sites with detailed planning permission for <10 dwellings	83
Sites with outline planning permission for >10 dwellings	1,225
Sites with permission in principle (subject to S106)	150
Sites allocated in the development plan	271
Sites on the Brownfield Register	64
Sites pending a decision	66
Windfall Allowance	48
Lapse rate	-3
<b>Total identified supply 2019-24</b>	<b>2,948</b>

### Five Year Supply Assessment

- 2.6 Table 3 below outlines the assessment of Corby Borough's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough had a shortfall of 36 dwellings between 01.04.2011 and 31.03.2019 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, Corby Borough has 6.01 years housing land supply.

A	JCS Housing Requirement 2019-24 (460 x 5)	2,300
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,336 (+36)
C	JCS Housing Requirement + shortfall + 5% buffer	2,453
D	Identified Housing Supply 2019-24	2,948
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)</b>	<b>6.01</b>

<sup>3</sup> These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the Borough at Table 3 of this chapter.

## JCS Monitoring Trigger

2.7 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide local authorities with as an early warning tool that a housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for Corby Borough are outlined below:

<b>Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer</b>		
A	Five Year Requirement	2,336
B	Plus 25% Monitoring Buffer	2,921
C	Supply of Deliverable Sites	2,948
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)</b>	<b>5.05</b>

2.8 As Table 4 shows, inclusive of a 25% buffer, Corby Borough Council is able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 relative to the JCS monitoring trigger (5.05 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

## East Northamptonshire: Assessment of Housing Land Supply, 2019-24

### Deliverable Sites

2.9 Table 5 details the composition of deliverable housing sites identified in East Northamptonshire over the five-year assessment period. As can be seen, the Council has an identified housing supply of 2,660 dwellings for the period 2019-24<sup>4</sup>.

<b>East Northamptonshire: Composition of identified housing supply, 2019-24</b>	
<b>Component</b>	<b>Yield 2019-24</b>
Permissions/Resolution to grant/Under Construction	1,158
Rushden East (JCS Allocation)	175
Specific unallocated BF sites	240
Emergent DPD allocations	549
Windfall	123
Adopted Local/ Neighbourhood Plan allocations	415
<b>Total identified supply 2019-24</b>	<b>2,660</b>

### Five Year Supply Assessment

2.10 Table 6 outlines the assessment of East Northamptonshire's housing land supply 2019-24. As detailed in **Appendix 1**, the Council had an oversupply of 134 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements). However, unlike when an undersupply is projected, these 134 dwellings are not accounted for when considering the next five-year assessment period. Therefore, East Northamptonshire's base five-year housing requirement is 2,100 dwellings as per the provisions of the JCS (i.e. 420 x 5 years = 2,100). This increases to 2,205 dwellings when a 5% buffer is included consistent with the NPPF. Pursuant to this, East Northamptonshire has 6.03 years housing land supply.

<b>Five Year Requirements for East Northamptonshire for the 5-year period 2019-24 measured against the JCS</b>		
A	JCS Housing Requirement 2019-24 (420 x 5)	2,100
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,100 (+0)
C	JCS Housing Requirement + shortfall + 5% buffer	2,205
D	Identified Housing Supply 2019-24	2,660
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)</b>	<b>6.03</b>

### JCS Monitoring Trigger

2.11 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide local authorities with an early warning that a

<sup>4</sup> These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the District at Table 6.



housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for East Northamptonshire are outlined below:

<b>Table 7</b>		
<b>Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer</b>		
A	Five Year Requirement	2,100
B	Plus 25% Monitoring Buffer	2,625
C	Supply of Deliverable Sites	2,660
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)</b>	<b>5.07</b>

2.12 As Table 7 shows, inclusive of a 25% buffer, East Northamptonshire Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (5.07 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

*The above assessment was undertaken by East Northamptonshire Council in 2019. At an appeal for a site at the Willows in Thrapston in January 2020 the inspector found that the council could not demonstrate 5 years' worth of housing land supply and determined this figure to instead be 4.28 years. Subsequently the council is reassessing its position and an update to the above will be published when available.*

## Kettering Borough: Assessment of Housing Land Supply, 2019-24

### Deliverable Sites

- 2.13 Table 8 details the composition of deliverable housing sites identified in Kettering Borough over the five-year assessment period. As can be seen, the Borough has an identified housing supply of 4,176 dwellings for the period 2019-24<sup>5</sup>.

<b>Kettering Borough: Composition of identified housing supply, 2019-24</b>	
<b>Component</b>	<b>Yield 2019-24</b>
Extant planning permissions	3792
TCAAP Allocations	61
Sites on Brownfield Register	49
Windfall Estimate (137 and 137 dwellings 2022/23 – 2023/24)	274
<b>Total identified supply 2019-24</b>	<b>4,176</b>

### **Five Year Supply Assessment**

- 2.14 Table 9 below outlines the assessment of Kettering’s housing land supply 2019-24. As detailed in **Appendix 1**, the Borough had a shortfall of 282 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements) and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, Kettering Borough has 6.9 years housing land supply.

<b>Five Year Requirements for Kettering Borough for the 5-year period 2019-24 measured against the JCS</b>		
A	JCS Housing Requirement 2019-24 (520 x 5)	2,600
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,882 (+282)
C	JCS Housing Requirement + shortfall + 5% buffer	3,026
D	Identified Housing Supply 2019-24	4,176
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)</b>	<b>6.9</b>

### **JCS Monitoring Trigger**

- 2.15 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide local authorities with an early warning that a housing land supply shortfall may be imminent and corrective / preventative action should be

<sup>5</sup> These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the Borough at Table 9.

taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for Kettering Borough are outlined below:

<b>Table 10</b>		
<b>Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer</b>		
A	Five Year Requirement	2,882
B	Plus 25% Monitoring Buffer	3,603
C	Supply of Deliverable Sites	4,176
<b>E</b>	<b>No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)</b>	<b>5.80</b>

- 2.16 As Table 10 shows, inclusive of a 25% buffer, Kettering Borough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (5.80 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

## Borough of Wellingborough: Assessment of Housing Land Supply, 2019-24

### Deliverable Sites

- 2.17 Table 11 below details the composition of deliverable housing sites identified in the Borough of Wellingborough over the five-year assessment period (2019-24). As can be seen, Wellingborough has an identified housing supply of 3,653 dwellings for the period 2019-24<sup>6</sup>.

<b>Table 11</b>	
<b>Borough of Wellingborough: Composition of identified housing supply, 2019-24</b>	
<b>Component</b>	<b>Yield 2019-24</b>
Sites with full planning permission	2,844
Sites with outline planning permission	48
Sites allocated in adopted plans	683
Sites in emerging plans	0
Sites on brownfield land register	0
Lapse Rate	-24
Windfall Allowance	102
<b>Total identified supply 2019-24</b>	<b>3,653</b>

### **Five Year Supply Assessment**

- 2.18 Table 12 outlines the assessment of Wellingborough's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough had a shortfall of 683 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements) and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, the Borough has 7.15 years housing land supply.

<b>Table 12</b>		
<b>Five Year Requirements for the Borough of Wellingborough for the 5-year period 2019-24 measured against the JCS</b>		
A	JCS Housing Requirement 2019-24 (350 x 5)	1,750
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-18	2,433 (+683)
C	JCS Housing Requirement + shortfall + 5% buffer	2,555
D	Identified Housing Supply 2019-24	3,653
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)</b>	<b>7.15</b>

<sup>6</sup> These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the Borough at Table 12.

### JCS Monitoring Trigger

2.19 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide local authorities with an early warning that a housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this for the Borough of Wellingborough are outlined below:

<b>Table 13</b>		
<b>Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer</b>		
A	Five Year Requirement	2,433
B	Plus 25% Monitoring Buffer	3,041
C	Supply of Deliverable Sites	3,653
E	<b>No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)</b>	<b>6.01</b>

2.20 As Table 13 shows, inclusive of a 25% buffer, Wellingborough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (6.01 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

**Appendix 1: Housing Requirement Calculations, 2019-24**

## Corby Borough: Housing Requirement Calculations 2019-24

A3.1 Table A3.1 below outlines that over the period 2011-19 3,644 dwellings were built in Corby Borough. Compared to the requirements of JCS Table 5 over the same period (460 x 8 years = 3,680 dwellings), this represents a shortfall of 36 dwellings.

<b>Table A3.1</b>	
<b>Corby Borough Council – Housing delivery relative to JCS Policy 28, 2011-19</b>	
Recorded completion 2011/12	482
Recorded completion 2012/13	483
Recorded completion 2013/14	342
Recorded completion 2014/15	390
Recorded completion 2015/16	369
Recorded completion 2016/17	349
Recorded completion 2017/18	597
Recorded completion 2018/19	632
<b>Total Completions 2011-19</b>	<b>3,644</b>
JCS Requirement 2011-19 (460 x 8)	3,680
<b>Difference 2011-19</b>	<b>-36</b>

### Updated Housing Requirement 2019-24 inclusive of past performance

A3.2 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5-year assessment period, the 36 dwelling shortfall identified at 31.03.2019 must be incorporated into the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.2 below.

<b>Table A3.2</b>			
<b>Corby Borough Council – Rebased Five-Year Housing requirement, 2019-24 (no buffer)</b>			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-19	(d) Revised (Five Year) housing requirement, 2019-24
2019/20	460	36	2,336
2020/21	460		
2021/22	460		
2022/23	460		
2023/24	460		
<b>Totals</b>	<b>2,300</b>	<b>36</b>	<b>2,336</b>

### Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.3 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 20% has been added to the Borough's revised housing requirement as calculated at Table A3.2. This has the effect of increasing the Council's housing requirement to 2,543 dwellings for the period 2019-24 (see Table A3.3). This is the figure against which Corby Borough's housing land supply is considered for the period 2019-24.

<b>Table A3.3</b>	
<b>Corby Borough Council – Five Year Housing requirement, 2019-24 (with buffer)</b>	
Revised housing requirement +5%	2,453

## East Northamptonshire District: Housing Requirement Calculations 2019-24

A3.4 Table A3.4 below outlines that over the period 2011-19 it is anticipated that 3,361 dwellings were built in East Northamptonshire. Compared to the requirements of JCS Table 5 over the same period (420 x 8 years = 3,360 dwellings), this represents an oversupply of 134 dwellings.

<b>Table A3.4</b>	
<b>East Northamptonshire – Housing delivery relative to JCS Policy 28, 2011-19</b>	
Recorded completion 2011/12	184
Recorded completion 2012/13	248
Recorded completion 2013/14	313
Recorded completion 2014/15	459
Recorded completion 2015/16	565
Recorded completion 2016/17	806
Recorded completion 2017/18	446
Recorded completion 2018/19	473
<b>Total Completions 2011-19</b>	<b>3,494</b>
JCS Requirement 2011-19 (420 x 8)	3,360
<b>Difference 2011-19</b>	<b>+134</b>

### Updated Housing Requirement 2019-24 inclusive of past performance

A3.5 Following the Sedgefield approach to determining the five-year housing land requirement, any shortfall in provision relative to plan targets is accounted for in the next assessment period with a view to quickly addressing. In contrast, when an oversupply is projected, best practice follows that instead of removing this from the subsequent land requirement, no adjustment is made and this simply follows the requirement stated in the Local Plan. For East Northamptonshire Council, this is the 420 annual requirement stated in the JCS (multiplied by 5 years) or 2,100 dwellings in total. On the basis of this, the Council's five-year housing requirement for the period is outlined at Table A3.5 below.

<b>Table A3.5</b>			
<b>East Northamptonshire –</b>			
<b>Rebased Five Year Housing requirement, 2019-24 (no buffer)</b>			
<b>(a) Year</b>	<b>(b) JCS Annual Housing Requirement</b>	<b>(c) Projected shortfall 2011-19</b>	<b>(d) Revised (Five Year) housing requirement, 2019-24</b>
2019/20	420	0	2,100
2020/21	420		
2021/22	420		
2022/23	420		
2023/24	420		
<b>Totals</b>	<b>2,100</b>	<b>0</b>	<b>2,100</b>

### Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.6 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to East Northamptonshire's housing requirement as outlined at Table A3.5. This has the effect of increasing the Council's housing requirement to 2,205 dwellings for the period 2019-24 (see Table A3.6). This is the figure against which East Northamptonshire Council's housing land supply is considered for the period 2019-24.



**Table A3.6**

**East Northamptonshire – Five Year Housing requirement, 2019-24 (with buffer)**

Revised housing requirement +5%	2,205
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## Kettering Borough: Housing Requirement Calculations 2019-24

A3.7 Table A3.7 below outlines that over the period 2011-19 3,832 dwellings were built in Kettering Borough. Compared to the requirements of JCS Table 5 over the same period (520 x 8 years = 4,160 dwellings), this represents a shortfall of 282 dwellings.

<b>Table A3.7</b>	
<b>Kettering Borough – Housing delivery relative to JCS Policy 28, 2011-19</b>	
Recorded completion 2011/12	313
Recorded completion 2012/13	351
Recorded completion 2013/14	540
Recorded completion 2014/15	282
Recorded completion 2015/16	547
Recorded completion 2016/17	706
Recorded completion 2017/18	495
Recorded completion 2018/19	644
<b>Total Completions 2011-19</b>	<b>3,878</b>
JCS Requirement 2011-19 (520 x 8)	4,160
<b>Difference 2011-19</b>	<b>-282</b>

### Updated Housing Requirement 2019-24 inclusive of past performance

A3.8 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5-year assessment period, the 282 dwelling shortfall identified at 31.03.2019 must be incorporated to the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.8 below.

<b>Table A3.8</b>			
<b>Kettering Borough –</b>			
<b>Rebased Five Year Housing requirement, 2019-24 (no buffer)</b>			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-19	(d) Revised (Five Year) housing requirement, 2019-24
2019/20	520	282	2,882
2020/21	520		
2021/22	520		
2022/23	520		
2023/24	520		
<b>Totals</b>	<b>2,600</b>	<b>282</b>	<b>2,882</b>

### Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.9 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to Kettering Borough's revised housing requirement as calculated at Table A3.8. This has the effect of increasing the Council's housing requirement to 3,023 dwellings for the period 2019-24 (see Table A3.9). This is the figure against which Kettering Borough's housing land supply is considered for the period 2019-24.

<b>Table A3.9</b>	
<b>Kettering Borough – Five Year Housing requirement, 2019-24 (with buffer)</b>	
Revised housing requirement +5%	3,026

## Borough of Wellingborough: Housing Requirement Calculations 2019-24

A3.10 Table A3.10 below outlines that over the period 2011-19 2,117 dwellings were built in the Borough of Wellingborough. Compared to the requirements of JCS Table 5 over the same period (350 x 8 years = 2,800 dwellings), this represents a shortfall of 683 dwellings.

<b>Table A3.10</b>	
<b>Borough of Wellingborough – Housing delivery relative to JCS Policy 28, 2011-19</b>	
Recorded completion 2011/12	122
Recorded completion 2012/13	116
Recorded completion 2013/14	255
Recorded completion 2014/15	384
Recorded completion 2015/16	380
Recorded completion 2016/17	247
Recorded completion 2017/18	274
Recorded completion 2018/19	339
<b>Total Completions 2011-19</b>	<b>2,117</b>
JCS Requirement 2011-19 (350 x 8)	2,800
<b>Difference 2011-19</b>	<b>-683</b>

### Updated Housing Requirement 2019-24 inclusive of past performance

A3.11 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5-year assessment period, the 683 dwelling shortfall identified at 31.03.2019 must be incorporated to the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.11 below.

<b>Table A3.11</b>			
<b>Borough of Wellingborough –</b>			
<b>Rebased Five Year Housing requirement, 2019-24 (no buffer)</b>			
<b>(a) Year</b>	<b>(b) JCS Annual Housing Requirement</b>	<b>(c) Projected shortfall 2011-19</b>	<b>(d) Revised (Five Year) housing requirement, 2019-24</b>
2019/20	350	683	2,433
2020/21	350		
2021/22	350		
2022/23	350		
2023/24	350		
<b>Totals</b>	<b>1,750</b>	<b>683</b>	<b>2,433</b>

### Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.12 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the Council's revised housing requirement as calculated at Table A3.5. This has the effect of increasing the Borough's housing requirement to 2,555 dwellings for the period 2019-24 (see Table A3.12). This is the figure against which Wellingborough's housing land supply is considered for the period 2019-24.

<b>Table A3.12</b>	
<b>Borough of Wellingborough – Five Year Housing requirement, 2019-24 (with buffer)</b>	
Revised housing requirement +5%	2,555

End