Borough Council of Wellingborough

Making Wellingborough a place to be proud of

Five Year Supply of Deliverable Housing

Date: May 2015

Introduction

1. The National Planning Policy Framework (NPPF) requires all local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing requirements. The NPPF states that where planning authorities cannot demonstrate a five-year supply, the relevant policies for the supply of housing should not be considered up-to-date and the *'presumption in favour of sustainable development'* should apply. This means granting consent unless the adverse impacts of doing so would *'significantly and demonstrably'* outweigh the benefits. The ability to identify a five year supply of deliverable housing is therefore significant in dealing with planning applications for housing.

Housing Target

2. An Interim Housing Statement on Housing Requirements in the North Northamptonshire Housing Market Area was adopted by the North Northamptonshire Joint Committee on 9th January 2014 and by the Borough Council on 25th February 2014. This sets out the objectively assessed needs for the area distributed in accordance with the adopted Core Spatial Strategy (CSS). These targets are the basis for the calculation of housing land requirements across North Northamptonshire pending the submission of the revised North Northamptonshire Joint Core Strategy (JCS). The housing figures in the adopted CSS originate from the now defunct Regional Plan and do not reflect an objective assessment of need as required by the NPPF.

Table 1: Objectively Assessed Housing Need (2008 Tracking) for 2011- 21 distributed as per adopted CSS	
Corby Borough	5890
East Northamptonshire District	3290
Kettering Borough	4590
Borough of Wellingborough	4500
	18300

3. The JCS is due to be submitted for examination at the end of July 2015. The Pre-Submission Plan was published in January 2015. The NPPF (paragraph 216) says that weight may be given to emerging plans according to: the stage of preparation; the extent of unresolved objections and the degree of consistency with the NPPF. In view of the amount of unresolved objections to the housing figures it is still considered premature to use the targets in the JCS for calculation of the five year housing supply however they are included here for illustrative purposes.

Table 2: SHARE OF OBJECTIVELY ASSESSED NEEDS IN THE HOUSING MARKET AREA		**HOUSING REQUIREMENT (2011-31)**
Corby Borough	Requirement	9,200
	Strategic Opportunity	(14,200)
East Northamptonshire District		8,400
Kettering Borough		10,400

Borough of Wellingborough	7,000
North Northamptonshire	35,000 (40,000)

Completions

4. The following table shows actual completions for 2011/12 to 2013/14 together with projected completions for 2015/6.

Table 3: Dwelling Completions					
2011/12	**2012/13**	**2013/4**	**2014/5**	**2015/6***	**Total**
122	116	255	384	493	1370

*Projected completions

5. Table 3 shows a significant increase in completions each year from 2012/13. The completions for the last monitoring year 2014/15 have increased 150% compared to the previous year. Of the 493 completions projected for 2015/16 308 are already under construction as at 31 March 2015.

Appropriate Buffer

6. The NPPF requires the addition of a 5% buffer to the housing requirement to add choice and competition in the market or a 20% buffer where there is a record of persistent under delivery. The NPPF does not define specifically what is meant by 'persistent under delivery'. The tables below show past delivery against the adopted CSS targets, the Interim Housing Statement (IHS) targets and the emerging JCS.

Table 4: Delivery against adopted Core Strategy Targets (12,800 from 2001- 2021)					
Year	**Core Strategy Target**	**Cumulative CS Target**	**Delivery**	**Shortfall**	**Cumulative Delivery**
2001/2	304	304	306	- 2	306
2002/3	304	608	175	129	481
2003/4	304	912	280	24	761
2004/5	304	1216	415	-111	1176
2005/6	304	1520	345	- 41	1521
2006/7	532	2052	392	140	1913
2007/8	532	2584	474	58	2387
2008/9	532	3116	295	237	2682
2009/10	532	3648	151	381	2833
2010/11	532	4180	110	422	2943
2011/12	883	5063	122	761	3065
2012/13	883	5946	116	767	3181
2013/14	883	6829	255	628	3436
2014/15	883	7712	384	499	3820
Total	**7712**		**3820**	**3892**	

Table 5: Delivery against Objectively Assessed Housing Requirement as set out in the Interim Housing Statement (4500 from 2011- 2021)					
Year	**OAH Target**	**Cumulative OAHTarget**	**Delivery**	**Shortfall**	**Cumulative Delivery**
2011/12	450	450	122	328	122
2012/13	450	900	116	334	238
2013/14	450	1350	255	195	493
2014/15	450	1800	384	66	877
Total	**1800**		**877**	**923**	

Table 6: Delivery against Objectively Assessed Housing Requirement as set out in the North Northamptonshire Joint Core Strategy 2011 – 2031					
Year	**JCSTarget**	**Cumulative JCSTarget**	**Delivery**	**Shortfall**	**Cumulative Delivery**
2011/12	350	350	122	228	122
2012/13	350	700	116	234	238
2013/14	350	1050	255	95	493
2014/15	350	1400	384	-34	877
Total	**1400**		**877**	**523**	

7. Tables 4 and 5 show that housing delivery has been consistently below targets when assessed against the adopted CSS or the Interim Housing Statement, a 20% buffer is therefore appropriate. The delivery has exceeded the emerging JCS targets for the last year, however there is still a cumulative shortfall.

Treatment of past under-provision

8. There are two basic methods of dealing with past shortfall. It can be met over the five year period (the Sedgefield approach) or met over the remaining plan period up to 2021 (the Liverpool approach). The NPPF does not explicitly state which method is preferable when addressing shortfall. In North Northamptonshire, Annual Monitoring Reports (AMR) since 2009 have used the Liverpool approach; it was also used in the IHS. Continued use of this method would ensure a consistent approach and it recognises the difficulty in accelerating rates of delivery in particular in the Sustainable Urban Extensions while the housing market and development industry continue to recover from the recession. The new Planning Practice Guidance however states that *'Local Planning authorities should aim to deal with undersupply within the first 5 years of the plan period where possible'* (Paragraph 35 Ref ID 3-036-20140306). This suggests that the Sedgefield method is to be preferred. Similarly, inspectors in recent appeals across the country seem to favour use of the Sedgefield method. Calculations below are therefore based on this method. Future AMRs will also use this approach.

Five Year Period

9. To be consistent with previous AMRs the five year supply period is taken to be 2016/17 to 2020/21. This approach of not including the current year, but projecting the first full 5 years has been used for all past joint AMRs for North Northamptonshire (since 2008/09). The NPPF does not specify which 5 year period should be calculated. Para 47 simply refers to 'five years worth' of housing. This approach was based on advice issued by the Department of Communities and Local Government in both 2008 and 2009. Both these documents have been withdrawn, but have not been replaced by any more up-to-date advice. As a result, there is no clear guidance as to the appropriate assessment period and this is clear from a review of AMRs produced by other local authorities. For comparison purposes calculations using the 5 year period including the current year (2016/16 – 2019/20) are included in Appendix 1.

Table 7: Five Year Requirements for Borough of Wellingborough	
a) Objectively Assessed Need distributed as per adopted CSS for 2011 - 2021	4500
b) Objectively Assessed Need for 5 years (a/10 x 5)	2250
c) Recorded completions 2011/12-14/15 and estimated completions 15/16 (122 +116 +255 + 384 +493)	1370
d) Shortfall 2011-14 compared to annual requirement (a/10 x 5 – c)	880
e) 5 year requirement 2015-19 if shortfall is added to the 5 year requirement (d+b)	3130
f) add 20% buffer	**3756**

Identifying the Supply of Deliverable Sites

10. The NPPF indicates that for sites to be included in the five year supply of housing they must be deliverable. It also defines what is meant by deliverable:

*To be considered deliverable, sites 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** and in particular that development of the site is **viable**. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

11. The national Planning Practice Guidance (PPG) (Paragraph: 031 Reference ID: 3-031-20140306) further advises that:

Planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no

significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

12. A summary of existing planning consents is provided in Appendix 4. Whilst therefore there are existing consents for in the region of 7300 net dwellings in the borough these cannot all be included within the five year supply as they could not all be built within five years. The Sustainable Urban Extensions for example are likely to be built out over a much longer timeframe. Only the units which can be built within five years from these sites can be included within the five year supply.

13. The following sources of housing land have been examined:
    - Existing commitments (sites currently under construction and sites with valid planning consent)
    - Site where pre-application discussions are well advanced
    - Sites in adopted Development Plans (saved Local Plan policies, Town Centre AAP and Core Spatial Strategy)
    - Sites in emerging Development Plans (including emerging Neighbourhood Plans)
    - Sites identified in the North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA)
    - Sites put forward by landowners and developers in response to the consultation on the draft Interim Housing Statement and the Issues and Options stage of the Plan for the Borough of Wellingborough

14. Those sites which have been considered as suitable, available and deliverable are summarised in the table in Appendix 2.

Lapse Rate

15. It is reasonable to assume that not all planning permissions granted will be implemented, particularly the small sites. In order to ensure a robust approach, there is a need to make an allowance for non-implementation (or lapse rate) of a proportion of the small permissions. The SHLAA identified a 5% lapse rate for sites with full or outline consent where construction had not commenced. It is reasonable to apply this lapse rate to sites identified with permission on sites of less than 10 dwellings. Larger sites are not expected to lapse, particularly the SUEs.

Windfall Allowance

16. The NPPF defines windfall sites as those which have not specifically been identified as available in the Local Plan process. 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.

Table 8: Windfall Completions						
	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Total Completions	110	122	116	255	384	987
Windfall Completions	105	122	63	235	323	848
Windfall Completions on previously developed land on sites of less than 10 dwellings	41	44	36	54	52	227

17. Table 8 shows windfalls have made a significant contribution to the supply of housing. The contribution of small sites on previously developed land (which excludes garden land and any other greenfield site) is also fairly consistent. It is therefore reasonable to assume this source of supply will continue. An allowance of the average of these years (45.4 dwellings) can be applied to the anticipated five year supply.

Deliverable Sites

18. Appendix 3 sets out the supply of deliverable sites from the sources listed in paragraph 13 above. It also takes account of the lapse rate and includes the windfall allowance. The schedule of sites provides a total supply of 4321 dwellings. The source of supply is summarised below.

Table 9: Source of Housing Supply	
Sites with planning permission	2782
Sites pending S106	88
Sites allocated in adopted plans	962
Sites in emerging plans	92
Pre-application discussions	177
Lapse Rate	-5
Windfall Allowance	225
Total	**4321**

Five Year Supply Assessment

19. The five year supply assessment for the Borough based on the information above is as set out below.

Table 8: Five Year Supply of Deliverable Housing Land		
A	Five Year Requirement	3130
B	Plus 20% Buffer	3756
C	Supply of Deliverable Sites	4321
E	5 year Supply (C/B x 5)	**5.8**

20. Alternative 5 year supply assessment scenarios using a different 5 year period and against the Emerging Joint Core Strategy are included in Appendix 1 for illustrative purposes

Appendix 1

Alternative 5 year Supply Calculations

Table A1: Five Year Requirements for Borough of Wellingborough for the 5 year period 2015/16-2019/20 measured against IHS	
a) Objectively Assessed Need distributed as per adopted CSS for 2011 - 2021	4500
b) Objectively Assessed Need for 5 years (a/10 x 5)	2250
c) Recorded completions 2011/12-14/15 (122 +116 +255 +384)	877
d) Shortfall 2011-14 compared to annual requirement (a/10 x 4 – c)	923
e) 5 year requirement 2015-19 if shortfall is added to the 5 year requirement (d+b)	3173
f) add 20% buffer	3808
g) Supply of Deliverable Sites	3851
h) 5 year Supply (g/f x 5)	**5.1**

Table A2: Five Year Requirements for Borough of Wellingborough for the 5 year period 2016/17-2020/21 measured against the emerging JCS	
a) Objectively Assessed Need in emerging JCS for 2011 - 2021	3500
b) Objectively Assessed Need for 5 years (a/10 x 5)	1750
c) Recorded completions 2011/12-14/15 and estimated completions 15/16 (122 +116 +255 +384 +493)	1370
d) Shortfall 2011-14 compared to annual requirement (a/10 x 5 – c)	380
e) 5 year requirement 2016-20 no shortfall needs to be added to the 5 year requirement (d + b)	2130
f) add 20% buffer	2556
g) Supply of Deliverable Sites	4321
h) 5 year Supply (g/f x 5)	**8.5**

Table A3: Five Year Requirements for Borough of Wellingborough for the 5 year period 2015/16-2019/20 measured against the emerging JCS	
a) Objectively Assessed Need distributed as per adopted CSS for 2011 - 2021	3500
b) Objectively Assessed Need for 5 years (a/10 x 5)	1750

c) Recorded completions 2011/12-14/15 (122 +116 +255 +384)	877
d) Shortfall 2011-14 compared to annual requirement (a/10 x 4 – c)	873
e) 5 year requirement 2015-19 if shortfall is added to the 5 year requirement (d+b)	2623
f) add 20% buffer	3148
g) Supply of Deliverable Sites	3851
h) 5 year Supply (g/f x 5)	**6.1**

Appendix 2

SCHEDULE OF SITES INCLUDED IN THE FIVE YEAR HOUSING LAND SUPPLY CALCULATION (2015/16 – 2019/20)

Location	Site Address	Planning Permission	Expiry Date	Allocated	Status		Current Year	5 Year Supply Period					
						Total on Site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total in 5 year supply
Urban	WEAST (land b/w Finedon Road & the railway, Neilson's Sidings)	WP/2004/0600	28/01/18	CSS/LP	Outline granted 28/1/08. Detailed access granted. RM submitted	3100*	0	50	125	175	250	250	850
Urban	WEAST independent landowners – Mandalin House	WP/2012/109	N/A	CSS/LP	Pending S106	25	0	0	0	25	0	0	25
Urban	WEAST independent landowners – Irthlingborough Grange	WP/2013/0674	N/A	CSS/LP	Pending S106	40	0	0	40	0	0	0	40
Urban	WNORTH (land off A509 Niort & Northen Way)	WP/2012/0525	14/1/18	CSS	Outline granted. RM submitted. Design Codes approved	3000	0	50	200	250	250	250	1000
Urban	WNORTH independent landowner	No	N/A	CSS	Application received WP/2009/189	226	0	0	50	50	50	50	200
Urban	East of Eastfield Road (Phase 2b)	WP/2014/0243	25/09/17	LP U20	RM to outline WP/2013/0545	157	50	50	50	7	0	0	107
Urban	East of Eastfield Road (Phase 2b)	WP/2013/0545	30/01/17	LP U20	Outline (Residual following RM WP/2014/0243)	38	0	0	0	27	0	0	27
Urban	East of Eastfield Road (Phase 3)	No	N/A	LP U20	Allocated site - Development commenced on Phase 1 and Phase 2a	75	0	0	0	0	50	25	75
Urban	Park Farm Way/ Shelley Road	No	N/A	LP U7	Pre-application discussions taken place. Land agent appointed and planning application being prepared.	700	0	0	50	100	100	100	350
Urban	Land off Bourton Way	WP/2013/0228	13/11/16	No	Development under construction	68	19	0	0	0	0	0	0
Urban	Saxby Bros Ltd, Chester Road	WP/2012/0533	03/04/16	No	Development under construction	134	42	40	0	0	0	0	40
Urban	Hardwick Park	No	N/A	No	Residual of previous allocation in LP (U6). SHLAA Cat 1	30	0	0	30	0	0	0	30
Urban	Former Swimming Baths, Croyland Road	No	N/A	No	Council owned land. Resolution to dispose of the site	10	0	0	0	10	0	0	10
Urban	Windsor Road	No	N/A	LP U10	Saved Allocation. Part Council owned.	60	0	0	0	30	30	0	60
Urban	Land Between Finedon	No	N/A	No	Predominantly Council	250	0	0	0	40	40	40	120

Location	Site Address	Planning Permission	Expiry Date	Allocated	Status		Current Year	5 Year Supply Period					
						Total on Site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total in 5 year supply
	Road and Nest Lane				owned. Previously proposed as an allocation in a draft plan								
Urban	38a British Rail Sports And Social Club Broad Green Wellingborough Northamptonshire NN8 4LH	WP/2014/0029	30/04/17	TCAAP PS8	Site cleared ready for construction	30	0	30	0	0	0	0	30
Urban	38a British Rail Sports And Social Club Broad Green Wellingborough Northamptonshire NN8 4LH	WP/2014/0030	23/12/17	TCAAP PS8	Site cleared ready for construction	48	48	0	0	0	0	0	0
Urban	Site C TCAAP – High Street	No	N/A	TCAAP PS3	Allocated site WP/2012/445 refused Revised scheme under discussion	121	0	40	40	41	0	0	121
Urban	Site D TCAAP – Queen Street	No	N/A	TCAAP PS9	Residual of allocation, consent on part of site	22	0	0	0	22	0	0	22
Urban	Site E1 TCAAP – Tresham Institute	No	N/A	TCAAP PS1	Residual of allocation after new Tresham site developed	40	0	0	0	0	40	0	40
Urban	Site F TCAAP - West End DIY and Fiddlers Elbow	No	N/A	TCAAP PS5	Allocated site	8	0	0	0	0	0	8	8
Urban	Site I TCAAP - PO Sorting Office	No	N/A	TCAAP PS2	Allocated Site	56	0	0	0	0	0	56	56
Urban	8 to 32, Compton Road Wellingborough	WP/2013/0075	03/04/16	No	Consented	14	14	0	0	0	0	0	0
Urban	Gilmore & Vale Ltd 9 Mill Road Wellingborough NN8 1PF	WP/2013/0571	20/03/17	No	Consented	14	0	14	0	0	0	0	14
Urban	George Cox Shoes Westfield Road	No	N/A	No	SHLAA Cat 1 Pre-application discussions taking place	31	0	0	0	0	0	31	31
Urban	Former Victoria Junior School Stanley Road Wellingborough Northamptonshire NN8 1EA	No	N/A	No	Pending S106	23	0	0	23	0	0	0	23
Urban	Rear 56 Nest Lane	WP/2007/0152		No	Development Commenced	16	16	0	0	0	0	0	0
Urban	Hemmingwell Lodge (Medical Centre) Nest Farm Cresent, Wellingborough NN8 4TU	WP/2012/0013	10/01/15	No	Consented	25	25	0	0	0	0	0	0
Urban	Oxford House 43 Oxford Street Wellingborough	WP/2013/0669	19/02/17	TCAAP PS4	Under construction	44	44	0	0	0	0	0	0

Location	Site Address	Planning Permission	Expiry Date	Allocated	Status		Current Year	5 Year Supply Period					
						Total on Site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total in 5 year supply
	NN8 4LG												
Urban	Land adjacent Corn Mill Close Irthlingborough Road Wellingborough NN8 1FH	WP/2012/0482	01/05/17	No	Under construction	13	13	0	0	0	0	0	0
Urban	Garages Buckwell Place Buckwell End NN8 2PR	WP/2014/0097	23/04/17	No	Under construction	15	15	0	0	0	0	0	0
Urban	50-52 Midland Road Wellingborough NN8	WP/2014/0099	30/01/18	No	Under construction	12	12	0	0	0	0	0	0
Urban	Paragon Hotel, 4 Knox Road, Wellingborough, NN8 1HW	WP/2014/0515	25/09/17	No	Consented	12	0	12	0	0	0	0	12
Urban	Land adjacent 43 to 65, Chapman Road, The Embankment, Wellingborough, NN8 1LJ	WP/2014/0526	18/12/17	No	Work commenced on site	19	19	0	0	0	0	0	0
Urban	Former Waendel Centre, 86 Stanley Road, Wellingborough, NN8 1DY	WP/2014/0626	03/12/17	No	Consented	14	0	0	14	0	0	0	14
Urban	2-4, Arthur Street, Wellingborough, NN8 3HH	WP/14/00809	11/03/18	No	Consented	12	0	0	12	0	0	0	12
Urban	66-74 Lea Way Wellingborough Northamptonshire NN8 3NG	No	N/A	No	Pre-App – affordable housing scheme	23	0	0	23	0	0	0	23
Urban	Land Between Road And Rylstone Park Farm Way Wellingborough	No	N/A	No	WP/14/00793 pending decision	53	0	0	25	28	0	0	53
Rural	Land between 11 & 11a Thrapston Road, Finedon	WP/2010/0019	04/03/18		Consented	40	0	40	0	0	0	0	40
Rural	Orchard Road, Finedon NN9 5JG	WP/2012/0576	31/01/16	No	Under Construction	12	12	0	0	0	0	0	0
Rural	Land off Compton Way, Earls Barton	WP/2012/0433	27/02/16	No	Under Construction	65	51	0	0	0	0	0	0
Rural	Milner Road, Finedon	No	N/A	LP FN2	Allocated. Council owned site	30	0	15	15	0	0	0	30
Rural	58 Bowlers Yard, High Street, Earls Barton	WP/2013/350	09/10/16	No	Consented	11	0	11	0	0	0	0	11
Rural	Land to the north of Main Road & Northampton Road, Earls Barton	WP/2013/0510	N/A	Proposed Neighbourhood Plan	Consented	280	0	56	56	56	56	56	280
Rural	Exception Site Earls	No	N/A	No	Exception site, pre-app	13	0	13	0	0	0	0	13

Location	Site Address	Planning Permission	Expiry Date	Allocated	Status		Current Year	5 Year Supply Period					
						Total on Site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total in 5 year supply
	Barton Road Mears Ashby				discussions taking place								
Rural	Exception Site Land off the Sorrels Isham	No	N/A	No	Exception Site, pre-app discussions taking place	17	0	17	0	0	0	0	17
Rural	Minton Distribution Centre, Wellingborough Road, Sywell	WP/2013/0447	23/02/18	No	Outline granted on appeal	120	0	0	0	40	40	40	120
Rural	Land East of Hookhams Path Wollaston	No	N/A	Emerging	Proposed Neighbourhood Plan Allocation	92	0	0	0	40	40	12	92
Urban	Sites less than 10 dwellings	Yes, various	Various	No	Consented		58	23	35	0	0	0	58
Rural	Sites less than 10 dwellings	Yes, various	Various	No	Consented		61	22	25	0	0	0	47
	Lapse rate of 5% on sites less than 10 dwellings						-6	-2	-3	0	0	0	-5
	Windfall Allowance of sites less than 10 dwellings on previously developed land						0	45	45	45	45	45	225
Total							**493**	**526**	**855**	**986**	**991**	**963**	**4321**

* WEAST consent for 3100 dwellings, anticipated that the entire site could deliver in the region of 6000 dwellings

Abbreviations
CSS – Core Spatial Strategy
LP – Local Plan
TCAAP – Town Centre Area Action Plan
RM – Reserved Matters
HA – Housing Association

Sites with planning permission	2782
Sites pending S106	88
Sites allocated in adopted plans	962
Sites in emerging plans	92
Pre-application discussions	177
Lapse Rate	-5
Windfall Allowance	225
Total	**4321**

APPENDIX 3

ADDITIONAL SUPPORTING DELIVERY EVIDENCE FOR SPECIFIC SITES

GENERAL

3.1. It is accepted that Wellingborough has shown poor housing delivery over recent years. This has been for a combination of factors: the recession and constraints on major sites. These constraints have now been removed and the general economy is showing signs of growth. There is therefore reason to believe that delivery will improve considerably. Completions from 2012/13 to 2013/14 increased by 220% and the following year continued to increase by 150%.

3.2. Wellingborough is an attractive location for new house buyers as identified in a recent article in the Guardian. This identified that London's soaring house prices make a long commute more attractive with a house in Wellingborough the same price as a garage in Knightsbride. The recent approval by the Secretary of State of the Rushden Lakes mixed retail, recreation and leisure scheme is anticipated to boost the market demand for housing further and support the delivery of the SUEs in Wellingborough and Rushden.

3.3. There is considered to be significant pent up demand in the town due to lack of supply over the past period. This can be strongly evidenced at the Barratt's Ladywell Park scheme (East of Eastfield Road) which saw c. 80 sales over a 2 month period in 2014/15. Similarly Land off Bourton Way; Former Saxbys, Chester Road and Former John Parkin, Doddington Road all delivered c.50 dwellings each this year.

SUSTAINABLE URBAN EXTENSIONS

3.4. The authorities in North Northamptonshire have been awarded £750,000 DCLG funding for 2015/16 to establish a Joint Delivery Unit focussed on delivering the consented SUEs. The Delivery Unit and governance arrangements are being established. The Unit is anticipated to be in place by July 2015. The principal role of the unit will be to manage the coordinated and accelerated delivery of the Sustainable Urban Extensions.

Wellingborough East

3.5. The table below lists the various applications received in respect of the site and their current status.

Application	Description	Status
WP/2004/0600	Mixed use development including 87ha of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities	Approved 28/1/08
WP/2005/0720	Creation of floodplain and ecological	Approved 3/2/10

	compensation areas	
WP/2007/543	Provision of a floodplain compensation area related to the construction of route 6 (part of the Stanton Cross proposal) and associated landscape works	Approved 20/2/08
WP/2010/0347/RMM	Area 16 Stanton Cross - Application for approval of reserved matters pursuant to outline planning permission WP/2004/0600/O	Pending
WP/2012/0116/RMM	Reserved matters application pursuant to condition 2 of planning permission ref: WP/2004/0600/O for Wellingborough Station development -incorporating proposed modular station building, station platform extensions, new railway bridge extension, multi storey car parks 01 and 02 together with car park 3 and road layout	Approved 08/08/12
WP/2012/0172/RMM	Consent is sought for highway works only, extending the consented Route 4 to connect to the existing Irthlingborough Road. Reserved Matters to be determined are: access, appearance, landscaping, layout and scale. This Reserved Matters application relates to Route 4 included in the Stanton Cross outline Planning Permission (ref. WP/2004/0600/O)	Approved 17/10/12
WP/2012/0381/RMM	Route 9 (Station Island North) on land south of Finedon Road, linking Finedon Road with Mill Road and the new Route 4 (part of the Stanton Cross consent)	Approved 21/2/13
WP/2012/536	Details submitted to discharge conditions 3 (detailed design for compensation areas), 4 (design of open water area 5), 5 (landscape of SSSI/SPA), & 8 (comprehensive landscape plan) of planning permission ref: WP/2005/0720/F - Creation of floodplain and ecological compensation areas	Approved 27.02.2015
WP/14/00475/REM	Amendment of part of the approved route 2 for the scheme and landscaping to that part	Approved 17.09.2014
WP/14/00717/CND	Details submitted pursuant to conditions 40 and 41 (archaeology) of planning permission ref: WP/2004/0600	Pending
WP/15/00135/CND	Details submitted pursuant to condition 23 (Environmental - land and soils (part)) of first sub-phase of development of planning permission ref: WP/2004/0600/O	Pending
WP/15/00133/CND	Details submitted pursuant to condition 40 (archaeology) for the first sub-phase of planning permission ref: WP/2004/0600/O	Approved 24/04/2015
WP/15/00190/CND	Details submitted pursuant to condition 55 (utilities strategy) of planning permission ref: WP/2004/0600	Pending

WP/15/00191/CND	Details submitted pursuant to conditions 32 (mitigation scheme re badgers) and 34 (detailed method statement re trees/bat roosts) of planning permission ref: WP/2004/0600	Pending
WP/15/00197/CND	Details submitted pursuant to condition 42 (part) (noise mitigation proposals) and 45 (noise from kennels) of planning permission ref: WP/2004/0600	Pending

3.6. The Council has been working closely with the developer and infrastructure providers to ensure delivery of the site.

- The Stanton Cross Infrastructure Compulsory Purchase Order (CPO) was undertaken by the Council to ensure land was available to deliver the site. The CPO was agreed by the Secretary of State on 30 November 2012 and the General Vesting Declaration which gives the Council ownership of the land that has been subject to the CPO is complete.
- A Station Island North; Stanton Cross CPO is currently being progressed by the Council to secure future delivery phases.
- Northamptonshire Enterprise Partnership (NEP) has secured a major vote of confidence for Northamptonshire in the form of a Growth Deal negotiated with Central Government. The Growth Deal provides a total new investment package of £67.3 million for the county. This includes funding a new road bridge over the Midland Mainline railway which will allow major new housing and business developments to the east of Wellingborough (known as Route 4).
- An official ground breaking ceremony took place on 20 March 2015 at Wellingborough Railway Station with Bovis Homes' Regional Director, John Lougher, Borough Council of Wellingborough Leader, Councillor Paul Bell, Wellingborough & Rushden MP Peter Bone and representatives from project partners (http://www.northampton-news-hp.co.uk/8203-Work-officially-started-Stanton-Cross/story-26206675-detail/story.html). A presentation was given on Friday May 8 2015 as part Wellingborough Chamber of Commerce's series of Business Briefing events to explain progress to the business community (http://www.northantstelegraph.co.uk/news/top-stories/first-homes-at-wellingborough-s-stanton-cross-development-could-be-ready-next-year-1-6737044)
- Bovis are developing a construction programme in conjunction with Network Rail to take account of electrification of the line. The first phase will see the construction of the route 4 bridge continuing to the Irthlingborough Road junction and route 9 from the new east side of the station to Finedon Road.
- Development Services Agreements have been signed for the construction of Route 4 and 9 (North and South). This includes the landscaping works, Rive Ise and Country Park works. Bovis have prepared a construction programme. Key dates for construction of route 4 are:
  - 18 May 2015 start on site
  - September 2015 – Instruction of phase 2 works
  - March 2016 – house building access to parcel 14
  - July 2016 – Route 4 open to traffic
  - November 2016 – completion.
- First residential areas (parcels 15 and 16) are due to start on site this year and parcel

14 in March 2016, with first legal completion by July 2016.

3.7. Bovis are expected to work with other builders on the site and have at least 3 outlets. Bovis report strong interest but will not release further details at this stage due to commercial confidentially. Their anticipated rates of delivery are shown below. In view of some remaining uncertainties the Borough Council has included a slightly revised rate of delivery which takes a more cautious approach.

WEAST	2015/16	2016/7	2017/18	2018/19	2019/20	2020/21
Promoter Assumptions	0	125	175	250	250	250
BCW Assumptions	0	50	125	175	250	250

3.8. The sites of Mandalin House (WP/2012/109) and Irthlingborough Grange (WP/2013/0674) are part of the Local Plan allocation for Wellingborough East, but were not included within the area of the original outline application (WP/2004/0600). These are therefore additional to the 3100 dwellings known as Stanton Cross. Whilst they rely on access from a small part of Area 16 dates of 2018/19 and 2017/18 for completions respectively is not considered unreasonable. Both applications are awaiting completion of the S106. Mandalin House is owned by Bovis, Irthlingborough Grange remains in the ownership of an independent landowner.

Wellingborough North

3.9. The table below lists the various applications received in respect of the site and their current status.

Application	Description	Status
WP/2008/0150	Outline proposal for: 3000 dwellings, retail and commercial facilities, non-residential institutions (including primary schools and nurseries) a neighbourhood centre (comprising transport interchange, non-institutional and community facilities), open spaces and parkland, associated facilities and infrastructure (comprising utilities gas, electricity and water, sewerage and telecommunications, and diversion to existing utilities where necessary) and a reserve corridor for the Isham-Wellingborough improvement.	Granted on Appeal 23/2/10
WP/2012/458/DOC	Details of Design Codes pursuant to conditions 5 and 6 of the Secretary of State's decision dated 23/02/2010 (Council Ref: WP/2008/0150/OEIA) to grant outline permission for up to 3000 dwellings, retail and commercial facilities, non-residential and educational institutions, open spaces and parklands, employment and related	Approved 19/12/12

	infrastructure - amended document.	
WP/2012/525/TE	Application for a new outline planning permission to replace an extant outline planning permission, in order to extend the time limit for implementation for Ref: WP/2008/0150/OEIA for up to 3000 dwellings, retail and commercial facilities, non-residential institutions (including primary schools and nurseries) a neighbourhood centre (comprising transport interchange, non-institutional and community facilities), open spaces and parkland, associated facilities and infrastructure (comprising utilities gas, electricity and water, sewerage and telecommunications and diversion to existing utilities where necessary) and a reserve corridor for the Isham-Wellingborough improvement (IWIMP).	Approved 14/1/13
WP/14/00480/REM	Reserved Matters Application pursuant to Conditions 1, 4, 4A, 17, 18, 20, 29 and 11: Details of Phase 1a open space and landscaping and primary infrastructure, including junctions with Niort Way. The outline planning application was an EIA application, and an ES was submitted to BCW at that time.	Approved 19.11.2014
WP/14/00586/VAR	Variation of conditions 1, 2, 2a and removal of conditions 34, 35 and 36 of Application Reference Number: WP/2012/0525/XEIA. The reason we are applying for the removal and amendment of these conditions is we find that the conditions, as they stand, are potentially prohibitive to the delivery of this site. Those to be removed are duplicated. Please refer to covering letter for justification. AMENDED DESCRIPTION (Replace Condition 37 with 34).	Approved 19.11.2014
WP/15/00001/CND	Details submitted pursuant to conditions 9 (affected rights of way protected/diverted), 12 (landscape management plan), 25 (LZC Feasibility study) and 32 (walking and cycling audit) of planning permission ref: WP/2012/0525/XEIA	Approved 21/04/2015
WP/15/00015/REM	Reserved matters application for access, appearance, layout, scale and landscaping for 182 dwellings. Outline planning permission (reference WP/2012/0525/XEIA) was an environmental impact assessment application and an environmental statement was submitted as part of the outline planning application.	Pending

WP/15/00020/CND	Details submitted pursuant to Condition 1 (details of soft landscaping (including a schedule of tree planting and specimen)) of planning permission ref: WP/14/00480/REM	Approved 10.02.2015
WP/15/00061/CND	Details submitted pursuant to conditions 10 (details structural landscape scheme), 19 (details of foul drainage) and 28 (detailed development phasing plan for all highway and access works) for Phase 1A of planning permission ref: WP/2012/0525/XEIA	Pending
WP/15/00283/CND	Details submitted pursuant to condition 16 (lighting strategy) for parts of phase 1 infrastructure and open space planning permission ref: WP/14/00480/REM and Phase 1A residential areas of planning permission ref: WP/2012/0525/XEIA	Pending
WP/15/00295/CND	Details submitted pursuant to condition 13 (programme of archaeological work) for phase 1A of planning permission ref: WP/2012/0525/XEIA	Pending

3.10. The scheme will be delivered via a joint venture between Midtown Capital Ltd and Northants LLP. Delivery figures supplied by the applicant are in the table below and show an anticipated higher rate of delivery than has been assumed for the purpose of the five year supply. The Council has assumed a slightly more cautious approach by delaying delivery rates by one year. The site is expected to be able to deliver at faster rates initially than Wellingborough East, as there are no significant infrastructure requirements for this site. Multiple outlets are anticipated to deliver on the site.

3.11 Parcels R1, R2 and R3 are currently being marketed to be sold as fully serviced parcels with the promoter Northants LLP delivering all the necessary services (http://www.cbre-ibrochure.co.uk/glenvalepark/)

WNORTH	2015/16	2016/7	2017/18	2018/19	2019/20	2020/21
Promoter Assumptions	100	250	250	250	250	250
BCW Assumptions	0	50	200	250	250	250

3.11. The Council has agreed the sale of 40 acres of land needed to start the project. The s106 discussions are underway and close to being finalised. Dwelling completions in 2016/17 is therefore considered reasonable.

3.12. The site in the schedule as WNORTH independent landowner was the subject of a planning application WP/2009/189 which was not progressed. Barratts are now in advanced negotiations with the landowner with a view to submitting a revised application. Discussions have taken place with regard to Heads of Terms.

EAST OF EASTFIELD ROAD, WELLINGBOROUGH

3.13. The table below lists the various applications received in respect of the site and their current status.

Application	Description	Status
WP/2008/0050	(Phase 1) mixed use, predominantly residential scheme, interspersed with small scale, retail, cafés, bars, employment and live/work studios, crèche and green classroom which will create a vibrant mixed use sustainable community. In accordance with the provisions in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, an environmental impact assessment has been submitted with the application	Approved 15/02/10
WP/2010/0054	Details of the design and external appearance; in connection with **Phase 1** pursuant to condition 1 of approved outline planning permission WP/2008/0050/OEIA	Approved 14/04/10
WP/2013/0545	**Phase 2B** - Outline proposal with all matters reserved for a residential development for up to 195 dwellings with associated car parking and landscaping, to include provision of a landscaped park at the base of the former quarry (Resubmission following the expiration of the consent under Ref: WP/2008/0050/OEIA and withdrawn application WP/2013/0456/OEIA). Amended Plan.	Approved 30/01/14
WP/2014/0096	**Phase 2a** - Reserved matters approval for the layout, access, scale, landscaping and appearance of 11 dwellings pursuant to outline consent reference WP/2013/0545/OEIA	Approved 08/05/14
WP/2014/0243	**Phase 2B** - Proposed residential development of 157 no. dwellings. NEW AND AMENDED PLANS AND FURTHER INFORMATION	Approved 25/09/14
WP/14/00690	**Phase 2B** - Minor amendment to planning permission ref: WP/14/00243/REM for house type substitution for plots 141, 142, 148, 156 and 229. Change from 1 bed Aylsham to 2 bed Alcester (Plots 156 and 229) 3 bed Falmouth to 4 bed Hexham (plots 141 and 142) and 4 bed Hexley to 3 bed Dartmouth (plot 148) (43 Talbot Road North and 20, 21, 23 and 36 Jupiter Way)	Approved 18/12/14

3.14. This scheme is being delivered by Barratts. Phase 1 is covered by WP/2010/0054 for 80 units. Of these, as at 31 March 2015, 73 had been completed (53 in 2012/13 and 20 in 2013/14) and 7 have been included as projected completions for 2015/16. Phase 2 was granted through WP/2013/0545 which is an outline consent for up to 195 dwellings. Reserved Matters have been granted for Phase 2a (WP/2014/0096), all 11 of these dwellings were completed in 2014/15. Phase 2b was granted Reserved Matters for 157 dwellings (WP/2014/0243), these are projected for completion between 2015/16 and 2018/19. Of these 18 were under construction as at 31 March 2015. There remains a

residual of 27 dwellings from the outline consent for Phase 2, which have yet to be granted Reserved Matters. In addition, these applications do not cover the entire site allocated in the Local Plan under Policy U20 of the adopted Local Plan. For the purposes of the trajectory it has been assumed that the remainder of this site (Phase 3) could deliver 75 dwellings. Projected completions are summarised below:

East of Eastfield Road	2015/16	2016/7	2017/18	2018/19	2019/20	2020/21
WP/2010/0054	7					
WP/2014/0243	50	50	50	7		
WP/2013/0545				27		
Phase 3					50	25
Total on Site	57	50	50	34	50	25

3.15. With 84 dwellings already completed on site and 18 under construction these projected completions are considered reasonable. The site has already delivered over 50 dwellings in one year, so is expected to continue at a similar rate.

PARK FARM WAY/ SHELLEY ROAD, WELLINGBOROUGH

3.16. This site is allocated for residential development within the adopted Local Plan (Policy U7). Hallam Land Management has an interest in the site and is preparing a planning application. Pre-application consultation has been undertaken with the Borough Council and the County Council and local community consultation took place in late 2014 (http://wellingborough.csaenvironmental.co.uk/).

3.17. The promoters have supplied the following timetable:

- Outline Application secured 2015/16
- Reserved Matters Application secured 2016/17
- Commencement of development and first completions 2017/18

3.18. Two housebuilders are expected to develop the site and the following trajectory is anticipated:

2015/16	2016/7	2017/18	2018/19	2019/20	2020/21
0	0	50	100	100	100

SITE C TCAAP - HIGH STREET, WELLINGBOROUGH

3.19. This site was acquired by the Borough Council through a Compulsory Purchase Order (CPO) in order to deliver a comprehensive redevelopment scheme in accordance with the Town Centre Area Action Plan. The Council has been working closely with the delivery partner. A scheme (WP/2012/0445) was refused on detailed design grounds and a revised scheme (WP/14/00175/) for 148 dwellings remains undetermined. The Council is currently negotiating a scheme for 121 dwellings. The following trajectory is considered to be reasonable.

2015/16	2016/7	2017/18	2018/19	2019/20	2020/21
0	40	40	41	0	0

66- 74 LEA WAY, WELLINGBOROUGH

3.20. There have been pre-application discussions on this site. The proposal is for an affordable housing scheme for 23 units. It comprises the re-development of a brownfield site within the town in a predominately residential area. The site is therefore considered to be suitable and available. The following delivery trajectory is considered to be reasonable:

2015/16	2016/7	2017/18	2018/19	2019/20	2020/21
0	0	23	0	0	0

EXCEPTION SITE, EARLS BARTON ROAD, MEARS ASHBY

3.21. The Council has undertaken a Housing Needs Survey for the village in conjunction with the Parish Council and is working with the community and East Midlands Housing Association to deliver a site to meet the identified need. HCA funding has been secured.

EXCEPTION SITE OFF THE SORRELLS, ISHAM

3.22. The Council has undertaken a Housing Needs Survey for the village in conjunction with the Parish Council and is working with the community and Northants Rural Housing Association to deliver a site to meet the identified need. A draft scheme has been identified which will involve cross market subsidy.

Appendix 4

Residential Commitments and Completions Summary Between 01/04/2014 and 31/03/2015

Parish Name	Gross Area	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Gross Comps FY	Net Comps FY	Comm	Net Comm	U/C	N/S
Borough/District Name	Wellingborough											
Bozeat	0.820	18	1	17	12	11	12	11	4	4	1	3
Earls Barton	24.039	421	3	418	41	38	41	38	363	363	40	323
Ecton	1.068	9	1	8	8	7	7	6	1	1	0	1
Finedon	2.281	90	0	90	5	5	5	5	76	76	16	60
Great Doddington	1.290	2	1	1	0	0	0	0	1	1	0	1
Grendon	0.244	2	0	2	1	1	1	1	1	1	0	1
Hardwick	0.655	5	0	5	1	1	1	1	4	4	0	4
Irchester	1.241	19	1	18	5	5	1	1	14	13	8	6
Isham	3.752	13	2	11	0	0	0	0	7	6	3	4
Little Harrowden	1.710	18	33	-15	17	-16	17	-16	1	1	0	1
Mears Ashby	0.300	7	1	6	3	3	3	3	4	3	1	3
Orlingbury	0.560	2	0	2	1	1	1	1	0	0	0	0
Sywell	7.020	123	1	122	0	0	0	0	123	122	1	122
Unspecified	117.219	7411	9	7402	410	406	335	332	6745	6741	230	6515
Wilby	0.300	1	0	1	0	0	0	0	1	1	1	0
Wollaston	1.552	13	1	12	1	1	1	1	11	10	7	4
Wellingborough Totals:	164.051	8154	54	8100	505	463	425	384	7356	7347	308	7048
Report Total:	164.051	8154	54	8100	505	463	425	384	7356	7347	308	7048

NB. Unspecified relates to the town of Wellingborough