

North Northamptonshire Authorities' Monitoring Report (AMR) 2016/17

Assessment of Housing Land Supply (2018-23)

January 2018

1.0 Introduction

Purpose of Report

1.1 The National Planning Policy Framework (NPPF) says that local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out how they will maintain delivery of a five-year supply of housing land to meet their housing target.

1.2 All local authorities are required 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.

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.

Process going forward

1.5 Before assessing the housing land requirements of the area, it is important to note that the manner in which housing land supply is published is to change going forward. This will be the last housing land supply paper collated and published by the JPU. Instead the task of reporting on housing land supply shall revert back to the respective local planning authority. The rationale behind this decision is to enable the respective Council to report this information in a more expedient manner and to also increase accountability and the local justifications behind decisions made in the assessment process (examples being the sources of housing supply included, the assessment period and choice of buffer). These land supply assessments will be published on each Council's website alongside the respective site schedules as and when available and in doing so each Council will field any queries in relation to their decision-making. When the remaining monitoring data is available to produce the North Northamptonshire Authorities' Monitoring Report at a later date, the JPU will pull these assessments together in the document for composite reference.

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:

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

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 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.*

1.8 The National Planning Practice Guidance (NPPG) (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*

[1] 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.

permission can be considered capable of being delivered within a five-year timeframe."

1.9 The NPPF also defines what is meant by developable:

"Developable sites or broad locations are areas that are in a suitable location for housing development and have a reasonable prospect that the site or broad location is available and could be viably developed at the point envisaged."

1.10 In the context of the above, and for the purposes of the current document, the following sources of housing land supply have been examined to identify sites which are deliverable or developable:

- Existing commitments (sites currently under construction and sites with valid planning consent);
- Sites with a resolution to grant consent subject to S106 agreements;
- Site where pre-application discussions are well advanced;
- Sites without planning permission where clear evidence is available that the scheme would come forward within the assessment period;
- Sites in adopted Development Plans (saved Local Plan policies, Town Centre Area Action Plan, Joint Core Strategy, and made Neighbourhood Plans);
- Sites in emerging Development Part 2 Plans (as being prepared by the respective Boroughs and Districts) as well as emerging Neighbourhood Plans);
- Additional capacity identified within the Sustainable Urban Extensions (SUEs);
- Sites identified in the North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA);
- Sites identified in the North Northamptonshire pilot Brownfield Land Register;
- Housing for older people, including residential institutions in Use Class C2;
- Student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus;
- Housing delivered through permitted development rights or prior notification such as flats above shops or office conversions; and
- Windfall sites (see below).

<u>Windfall Allowance</u>

1.11 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.

1.12 As part 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 (2018-23)[2].

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 add choice and competition in the market. This rises to a 20% buffer where there is a record of persistent under delivery, relative to housing requirements. The NPPF does not define specifically what is meant by 'persistent under delivery' although it is possible to gauge this following a review of housing delivery relative to JCS requirements. The respective buffer to be applied is based on advice from each Council following an internal assessment of their housing delivery to date. As a consequence different buffers are used, with 5% in East Northamptonshire and Kettering and 20% in Corby and Wellingborough. Further details as to the rationale behind these selections can be derived from the individual Councils as required.

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 *'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. On this basis, North Northamptonshire authorities are in agreement that the Sedgefield approach is most appropriate going forward (unless future guidance suggests otherwise). Calculations below are therefore based on this method.

Five Year Period

2.3 To be consistent with previous AMRs (and the adopted JCS) the five year supply assessment period is taken to cover 2018-19 to 2022/23. The NPPF does not specify which 5 year period should be calculated. Para 47 simply refers to 'five years' worth' of housing. 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). 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 and 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. However, for comparison purposes calculations using the 5 year period including the current year (2017/18 – 2021/22) are included in **Appendix 2** for completeness.

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).

[2] Albeit this is from year four onwards when assessing the period 2017-22 (see **Appendix 2**).

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 3,134 dwellings over the assessment period[3].

Table 2	
Corby Borough: Composition of identified housing supply, 2018-23	
Component	**Yield 2018-23**
Permissions/Resolution to grant/Under Construction	1,813
West Corby (JCS Allocation)	400
Specific unallocated sites	897
Windfall (8 dpa x 3 years)	24
Total identified supply 2018-23	**3,134**

Five Year Supply Assessment

2.6 Table 3 below outlines the assessment of Corby Borough's housing land supply 2018-23. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 303 dwellings between 01.04. 2011 and 31.03.2018 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 5.02 years housing land supply.

Table 3		
Five Year Requirements for Corby Borough for the 5 year period 2018- 2023 measured against the JCS		
A	JCS Housing Requirement 2018-23 (460 x 5)	2,300
B	JCS Housing Requirement 2018-23 inclusive of shortfall 2011-18	2,603 (+303)
C	JCS Housing Requirement + shortfall + 20% buffer	3,124
D	Identified Housing Supply 2018-23	3,134
E	**No. of Years Deliverable Housing Land Supply 2018-23 (D/C x 5)**	**5.02**

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

[3] 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.

developers/landowners to develop suitable and viable schemes). The outputs of this assessment for Corby Borough are outlined below:

Table 4		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,603
B	Plus 25% Monitoring Buffer	3,254
C	Supply of Deliverable Sites	3,134
E	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**4.82**

2.8 As Table 4 shows, inclusive of a 25% buffer, Corby Borough Council is unable to demonstrate in excess of five years housing land supply for the assessment period 2018-23 relative to the JCS monitoring trigger (4.82 years). Therefore, it may be worthwhile the Council considering the need for appropriate measures in lieu of a potential future shortfall.

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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 2,735 dwellings over the assessment period[4].

Table 5	
East Northamptonshire: Composition of identified housing supply, 2018-23	
Component	**Yield** 2018-23
Permissions/Resolution to grant/Under Construction	1,095
Rushden East (JCS Allocation)	250
Specific unallocated BF sites	220
Emergent DPD allocations	729
Windfall (41 dpa x 3 years)	123
Adopted RNOT allocations	318
Total identified supply 2018-23	**2,735**

Five Year Supply Assessment

2.10 Table 6 outlines the assessment of East Northamptonshire's housing land supply 2018-23. As detailed in **Appendix 1**, the Council is anticipating an oversupply of 96 dwellings between 01.04.2011 and 31.03.2018 (relative to JCS requirements). However, unlike when an undersupply is projected, these 96 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 6.20 years housing land supply.

Table 6		
Five Year Requirements for East Northamptonshire for the 5 year period 2018-23 measured against the JCS		
A	JCS Housing Requirement 2018-23 (420 x 5)	2,100
B	JCS Housing Requirement 2018-23 inclusive of shortfall 2011-18	2,100 (+0)
C	JCS Housing Requirement + shortfall + 5% buffer	2,205
D	Identified Housing Supply 2018-23	2,735
E	**No. of Years Deliverable Housing Land Supply 2018-23 (D/C x 5)**	**6.20**

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

[4] 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.

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 assessment for East Northamptonshire are outlined below:

Table 7		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,100
B	Plus 25% Monitoring Buffer	2,625
C	Supply of Deliverable Sites	2,735
E	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**5.21**

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 2018-23 (5.21 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.

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 4,163 dwellings between 2018-23[5].

Table 8	
Kettering Borough: Composition of identified housing supply, 2018-23	
Component	**Yield** 2018-23
Permissions/Resolution to grant/Under Construction	2,644
TCAAP Allocations	228
Rothwell North (JCS Allocation)	425
Emergent DPD allocations	638
Windfall (76 dpa x 3 years)	228
Total identified supply 2018-23	**4,163**

Five Year Supply Assessment

2.14 Table 9 below outlines the assessment of Kettering's housing land supply 2018-23. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 322 dwellings between 01.04.2011 and 31.03.2018 (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 6.78 years housing land supply.

Table 9		
Five Year Requirements for Kettering Borough for the 5 year period 2018-23 measured against the JCS		
A	JCS Housing Requirement 2018-23 (520 x 5)	2,600
B	JCS Housing Requirement 2018-23 inclusive of shortfall 2011-18	2,922 (+322)
C	JCS Housing Requirement + shortfall + 5% buffer	3,068
D	Identified Housing Supply 2018-23	4,163
E	**No. of Years Deliverable Housing Land Supply** 2018-23 **(D/C x 5)**	**6.78**

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

[5] 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.

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 Kettering Borough are outlined below:

Table 10		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,922
B	Plus 25% Monitoring Buffer	3,653
C	Supply of Deliverable Sites	4,163
E	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**5.70**

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 2018-23 (5.70 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, 2018-23

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 (2018-23). As can be seen, Wellingborough has an identified housing supply of 3,779 dwellings between 2018-23[6].

Table 11	
Borough of Wellingborough: Composition of identified housing supply, 2018-23	
Component	**Yield 2018-23**
Sites with planning permission	2,536[7]
Sites allocated in adopted plans	809
Sites in emerging plans	280
Sites with potential	23
Lapse rate	-13
Windfall allowance (48 dpa x 3 years)	144
Total identified supply 2018-23	**3,779**

Five Year Supply Assessment

2.18 Table 12 outlines the assessment of Wellingborough's housing land supply 2018-23. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 609 dwellings between 01.04.2011 and 31.03.2018 (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 6.67 years housing land supply.

Table 12		
Five Year Requirements for the Borough of Wellingborough for the 5 year period 2018-23 measured against the JCS		
A	JCS Housing Requirement 2018-23 (350 x 5)	1,750
B	JCS Housing Requirement 2018-23 inclusive of shortfall 2011-18	2,359 (+609)
C	JCS Housing Requirement + shortfall + 20% buffer	2,831
D	Identified Housing Supply 2018-23	3,779
E	**No. of Years Deliverable Housing Land Supply** 2018-23 **(D/C x 5)**	**6.67**

[6] 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.

[7] This figure includes an anticipated contribution of 980 dwellings at Stanton Cross (Wellingborough East) and 900 dwellings at the Upper Redhill (Wellingborough North) sustainable urban extensions over the assessment period 2018-23 (1,880 dwellings total).

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:

Table 13		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,359
B	Plus 25% Monitoring Buffer	2,949
C	Supply of Deliverable Sites	3,779
E	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**6.41**

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 2018-23. 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, 2018-23

Corby Borough: Housing Requirement Calculations 2018-23

A3.1 Table A3.1 below outlines that over the period 2011-18 it is anticipated that 2,917 dwellings will have been built in Corby Borough. This is comprised of 2,414 actual completions 2011-17 and a projected 503 completions in 2017/18. Compared to the requirements of JCS Table 5 over the same period (460 x 7 years = 3,220 dwellings), this represents a shortfall of 303 dwellings.

Table A3.1	
Corby Borough Council – Housing delivery relative to JCS Policy 28, 2011-18	
Recorded completion 2011/12	482
Recorded completion 2012/13	483
Recorded completion 2013/14	342
Recorded completion 2014/15	390
Recorded completion 2015/16	368
Recorded completion 2016/17	349
Projected completion 2017/18	**503**
Total Completions 2011-18	**2,917**
JCS Requirement 2011-17 (460 x 7)	3,220
Difference 2011-18	**-303**

Updated Housing Requirement 2018-23 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 303 dwelling shortfall projected at 31.03.2018 must be incorporated into the Borough's five year housing requirement for the period 2018-23. This is undertaken on the basis of Table A3.2 below.

Table A3.2			
Corby Borough Council – Rebased Five Year Housing requirement, 2017-22 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-18**	**(d) Revised (Five Year) housing requirement, 2018-23**
2018/19	460	303	2,603
2019/20	460		
2020/21	460		
2021/22	460		
2022/23	460		
Totals	**2,300**	**303**	**2,603**

Final Housing Requirement 2018-23 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 3,124 dwellings for the period 2018-23 (see Table A3.3). This is the figure against which Corby Borough's housing land supply is considered for the period 2018-23.

Table A3.3	
Corby Borough Council – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +20%	3,124

East Northamptonshire District: Housing Requirement Calculations 2018-23

A3.4 Table A3.4 below outlines that over the period 2011-18 it is anticipated that 3,036 dwellings will have been built in East Northamptonshire. This is comprised of 2,575 actual completions 2011-17 and a projected 461 completions in 2017/18. Compared to the requirements of JCS Table 5 over the same period (420 x 7 years = 2,940 dwellings), this represents an oversupply of 96 dwellings.

Table A3.4	
East Northamptonshire – Housing delivery relative to JCS Policy 28, 2011-18	
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
Projected completion 2017/18	**461**
Total Completions 2011-18	**3,036**
JCS Requirement 2011-18 (420 x 7)	2,940
Difference 2011-18	**+96**

Updated Housing Requirement 2018-23 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.

Table A3.5			
East Northamptonshire – Rebased Five Year Housing requirement, 2018-23 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-18**	**(d) Revised (Five Year) housing requirement, 2018-23**
2018/19	420	0	2,100
2019/20	420		
2020/21	420		
2021/22	420		
2022/23	420		
Totals	**2,100**	**0**	**2,100**

Final Housing Requirement 2018-23 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

2018-23 (see Table A3.6). This is the figure against which East Northamptonshire Council's housing land supply is considered for the period 2018-23.

Table A3.6	
East Northamptonshire – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +5%	2,205

Kettering Borough: Housing Requirement Calculations 2018-23

A3.7 Table A3.7 below outlines that over the period 2011-18 it is anticipated that 3,318 dwellings will have been built in Kettering Borough. This is comprised of 2,739 actual completions 2011-17 and a projected 579 completions in 2017/18. Compared to the requirements of JCS Table 5 over the same period (520 x 7 years = 3,640 dwellings), this represents a shortfall of 322 dwellings.

Table A3.7	
Kettering Borough – Housing delivery relative to JCS Policy 28, 2011-18	
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
Projected completion 2017/18	579
Total Completions 2011-18	**3,318**
JCS Requirement 2011-17 (520 x 7)	3,640
Difference 2011-18	**-322**

Updated Housing Requirement 2018-23 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 322 dwelling shortfall projected at 31.03.2018 must be incorporated to the Borough's five year housing requirement for the period 2018-23. This is undertaken on the basis of Table A3.8 below.

Table A3.8			
Kettering Borough – Rebased Five Year Housing requirement, 2018-23 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-18**	**(d) Revised (Five Year) housing requirement, 2018-23**
2018/19	520	322	2,922
2019/20	520		
2020/21	520		
2021/22	520		
2022/23	520		
Totals	**2,600**	**322**	**2,922**

Final Housing Requirement 2018-23 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 3,068 dwellings for the period 2018-23 (see Table A3.9). This is the figure against which Kettering Borough's housing land supply is considered for the period 2018-23.

Table A3.9	
Kettering Borough – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +5%	3,068

Borough of Wellingborough: Housing Requirement Calculations 2018-23

A3.10 Table A3.10 below outlines that over the period 2011-18 it is anticipated that 1,841 dwellings will have been built in the Borough of Wellingborough. This is comprised of 1,504 actual completions 2011-17 and a projected 337 completions in 2017/18. Compared to the requirements of JCS Table 5 over the same period (350 x 7 years = 2,450 dwellings), this represents a shortfall of 609 dwellings.

Table A3.10	
Borough of Wellingborough – Housing delivery relative to JCS Policy 28, 2011-18	
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
Projected completion 2017/18	337
Total Completions 2011-18	**1,841**
JCS Requirement 2011-18 (350 x 7)	2,450
Difference 2011-18	**-609**

Updated Housing Requirement 2018-23 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 609 dwelling shortfall projected at 31.03.2018 must be incorporated to the Borough's five year housing requirement for the period 2018-23. This is undertaken on the basis of Table A3.11 below.

Table A3.11			
Borough of Wellingborough – Rebased Five Year Housing requirement, 2017-22 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-18**	**(d) Revised (Five Year) housing requirement, 2018-23**
2018/19	350	609	2,359
2019/20	350		
2020/21	350		
2021/22	350		
2022/23	350		
Totals	**1,750**	**609**	**2,359**

Final Housing Requirement 2017-22 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 20% 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 2,831 dwellings for the period 2018-23 (see Table A3.12). This is the figure against which Wellingborough's housing land supply is considered for the period 2018-23.

Table A3.12	
Borough of Wellingborough – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +20%	**2,831**

Appendix 2: Alternative 5 year Supply Calculation for the period 2017-22

Corby Borough Council: Assessment of Housing Land Supply, 2017-22

Deliverable Sites

A1.1 Table A1.1 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 3,032 dwellings between 2017-22[8].

Table A1.1	
Corby Borough: Composition of identified housing supply, 2017-22	
Component	**Yield 2017-22**
Permissions/Resolution to grant/Under Construction	2,089
West Corby (JCS Allocation)	200
Specific unallocated sites	727
Windfall (8 dpa x2 years)	16
Total identified supply 2017-22	**3,032**

Five Year Supply Assessment

A1.2 Table A1.2 outlines the assessment of Corby Borough's housing land supply 2017-22. As detailed in **Appendix 3**, the Borough had a shortfall of 346 dwellings between 01.04.2011 and 31.03.2017 (relative to JCS requirements). 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 4.77 years housing land supply for the period 2017-22.

Table A1.2		
Five Year Requirements for Corby Borough for the 5 year period 2017-22 measured against the JCS		
A	JCS Housing Requirement 2017-22 (460 x 5)	2,300
B	JCS Housing Requirement 2017-22 inclusive of shortfall 2011-17	2,646 (+346)
C	JCS Housing Requirement + shortfall + 20% buffer	3,175
D	Identified Housing Supply 2017-22	3,032
E	**No. of Years Deliverable Housing Land Supply 2017-22 (D/C x5)**	**4.77**

JCS Monitoring Trigger

A1.3 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

[8] 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 A1.2.

action should be taken to offset (for example through the granting of planning permission for housing development). The outputs of this for Corby Borough are outlined below:

Table A1.3		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,646
B	Plus 25% Monitoring Buffer	3,308
C	Supply of Deliverable Sites	3,032
D	**No. of Years Deliverable Housing Land Supply 2017-22 (C/B x 5)**	**4.58**

A1.4 As Table A1.3 shows, inclusive of a 25% buffer, Corby Borough Council is unable to demonstrate in excess of five years housing land supply for the assessment period 2017-22 (4.58 years) and it may be worthwhile the Council considering the need for appropriate measures in lieu of a potential future shortfall.

East Northamptonshire: Assessment of Housing Land Supply, 2017-22

Deliverable Sites

A1.5 Table A1.4 below 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 2,487 dwellings over the period 2017-22[9].

Table A1.4	
East Northamptonshire: Composition of identified housing supply, 2017-22	
Component	**Yield 2017-22**
Permissions/Resolution to grant/Under Construction	1,441
Rushden East (JCS Allocation)	100
Specific unallocated BF sites	179
Emergent DPD allocations	517
Windfall (41 dpa x 2 years)	82
Adopted RNOT allocations	168
Total identified supply 2017-22	**2,487**

Five Year Supply Assessment

A1.6 Table A1.5 below outlines the assessment of East Northamptonshire's housing land supply 2017-22. As detailed in **Appendix 3**, the Council demonstrated an oversupply of 55 dwellings between 01.04.2011 and 31.03.2017. However, unlike when an undersupply is projected, these 55 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 following 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 5.79 years housing land supply for the period 2017-22.

Table A1.5		
Five Year Requirements for East Northamptonshire for the 5 year period 2017-22 measured against the JCS		
A	JCS Housing Requirement 2017-22 (420 x 5)	2,100
B	JCS Housing Requirement 2017-22 inclusive of shortfall 2011-17	2,100 (+0)
C	JCS Housing Requirement + shortfall + 5% buffer	2,147
D	Identified Housing Supply 2017-22	2,487
E	**No. of Years Deliverable Housing Land Supply 2017-22 (D/C x5)**	**5.79**

JCS Monitoring Trigger

[9] 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 A1.4.

A1.7 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 the local authorities with an early warning to that a housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through the granting of planning permission for housing development). The outputs of this assessment for East Northamptonshire are outlined below:

Table A1.6

Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,100
B	Plus 25% Monitoring Buffer	2,556
C	Supply of Deliverable Sites	2,487
D	**No. of Years Deliverable Housing Land Supply 2017-22 (C/B x 5)**	**4.86**

A1.8 As Table A1.6 shows, inclusive of a 25% buffer, East Northamptonshire Council is unable to demonstrate in excess of five years housing land supply for the assessment period 2017-22 (4.86 years). Therefore, it may be worthwhile the Council considering the need for appropriate measures in lieu of a potential future shortfall.

Kettering Borough: Assessment of Housing Land Supply, 2017-22

Deliverable Sites

A1.9 Table A1.7 details the composition of deliverable housing sites identified in Kettering Borough over the five year assessment period. As can be seen, Kettering Borough has an identified housing supply of 3,939 dwellings between 2017-22[10].

Table A1.7	
Kettering Borough: Composition of identified housing supply, 2017-22	
Component	**Yield 2017-22**
Permissions/Resolution to grant/Under Construction	2,793
TCAAP Allocations	142
Rothwell North (JCS Allocation)	325
Emergent DPD allocations	527
Windfall (76 dpa x2 years)	152
Total identified supply 2017-22	**3,939**

Five Year Supply Assessment

A1.10 Table A1.8 outlines the assessment of Kettering's housing land supply 2017-22. As detailed in **Appendix 3**, the Borough is anticipating a shortfall of 381 dwellings between 01.04.2011 and 31.03.2017 (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 6.29 years housing land supply for the period 2017-22.

Table A1.8		
Five Year Requirements for Kettering Borough for the 5 year period 2017-22 measured against the JCS		
A	JCS Housing Requirement 2017-22 (520 x 5)	2,600
B	JCS Housing Requirement 2017-22 inclusive of shortfall 2011-17	2,981 (+381)
C	JCS Housing Requirement + shortfall + 5% buffer	3,130
D	Identified Housing Supply 2017-22	3,939
E	**No. of Years Deliverable Housing Land Supply 2017-22 (D/C x5)**	**6.29**

JCS Monitoring Trigger

A1.11 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 the local authorities with an early

[10] 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 A1.7.

warning that a housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through the granting of planning permission for housing development). The outputs of this assessment for Kettering Borough are outlined below:

Table A1.9		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,981
B	Plus 25% Monitoring Buffer	3,726
C	Supply of Deliverable Sites	3,939
D	**No. of Years Deliverable Housing Land Supply 2017-22 (C/B x 5)**	**5.29**

A1.12 As Table A1.9 shows, inclusive of a 25% buffer, Kettering Borough Council is able to demonstrate in excess of five years housing land supply for the assessment period 2017-22 (5.29 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, 2017-22

Deliverable Sites

A1.13 Table A1.10 details the composition of deliverable housing sites identified in the Borough of Wellingborough over the five year assessment period. As can be seen, Wellingborough has an identified housing supply of 3,384 dwellings between 2017-22[11].

Table A1.10	
Borough of Wellingborough: Composition of identified housing supply, 2017-22	
Component	**Yield 2017-22**
Sites with planning permission	2,434[12]
Sites allocated in adopted plans	635
Sites in emerging plans	220
Sites with potential	23
Lapse rate	-24
Windfall allowance (48 dpa x 2 years)	96
Total identified supply 2017-22	**3,384**

Five Year Supply Assessment

A1.14 Table A1.11 outlines the assessment of Wellingborough's housing land supply 2017-22. As detailed in **Appendix 3**, the Borough is anticipating a shortfall of 596 dwellings between 01.04.2011 and 31.03.2017 (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 of Wellingborough has 6.01 years housing land supply for the period 2017-22.

Table A1.11		
Five Year Requirements for the Borough of Wellingborough for the 5 year period 2017-22 measured against the JCS		
A	JCS Housing Requirement 2017-22 (350 x 5)	1,750
B	JCS Housing Requirement 2017-22 inclusive of shortfall 2011-16	2,346 (+596)
C	JCS Housing Requirement + shortfall + 20% buffer	2,815
D	Identified Housing Supply 2017-22	3,384
E	**No. of Years Deliverable Housing Land Supply 2017-22 (D/C x5)**	**6.01**

JCS Monitoring Trigger

[11] 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 A1.11.

[12] This figure includes an anticipated contribution of 730 dwellings at Stanton Cross (Wellingborough East) and 700 dwellings at the Upper Redhill (Wellingborough North) sustainable urban extensions over the assessment period 2017-22 (1,430 dwellings total).

A1.15 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 the 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 the granting of planning permission for housing development). The outputs of this assessment for the Borough of Wellingborough are outlined below:

Table A1.12

Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,346
B	Plus 25% Monitoring Buffer	2,933
C	Supply of Deliverable Sites	3,384
D	**No. of Years Deliverable Housing Land Supply 2017-22 (C/B x 5)**	**5.77**

A1.12 As Table A1.12 shows, inclusive of a 25% buffer, the Borough Council of Wellingborough is able to demonstrate in excess of five years housing land supply for the assessment period 2017-22 (5.77 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 3: Housing Requirement Calculations, 2017-22

Corby Borough: Housing Requirement Calculations 2017-22

A4.1 Table A4.1 below outlines that over the period 2011-17 2,414 dwellings were built in Corby Borough. Compared to the requirements of JCS Table 5 over the same period (460 x 6 years = 2,760 dwellings), this represents a shortfall of 346 dwellings.

Table A4.1	
Corby Borough Council – Housing delivery relative to JCS Policy 28, 2011-17	
Recorded completion 2011/12	482
Recorded completion 2012/13	483
Recorded completion 2013/14	342
Recorded completion 2014/15	390
Recorded completion 2015/16	368
Recorded completion 2016/17	349
Total Completions 2011-17	**2,414**
JCS Requirement 2011-17 (460 x 6)	2,300
Difference 2011-17	**-346**

Updated Housing Requirement 2017-22 inclusive of past performance

A4.2 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 346 dwelling shortfall identified at 31.03.2017 must be incorporated into the Borough's five year housing requirement for the period 2017-22. This is undertaken on the basis of Table A4.2 below.

Table A4.2			
Corby Borough Council – Rebased Five Year Housing requirement, 2017-22 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-17**	**(d) Revised (Five Year) housing requirement, 2017-22**
2017/18	460	346	2,646
2018/19	460		
2019/20	460		
2020/21	460		
2021/22	460		
Totals	**2,300**	**346**	**2,646**

Final Housing Requirement 2017-22 inclusive of NPPF buffer

A4.3 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a 20% buffer has been added to the Borough's revised housing requirement as calculated at Table A4.2. This has the effect of increasing the Council's housing requirement to 3,175 dwellings for the period 2017-22 (see Table A4.3). This is the figure against which Corby's housing land supply is considered for the period 2017-22 (see **Appendix 2**).

Table A4.3	
Corby Borough Council – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +20%	3,175

East Northamptonshire District: Housing Requirement Calculations 2017-22

A4.4 Table A4.4 below outlines that over the period 2011-17 2,575 dwellings were built in East Northamptonshire. Compared to the requirements of JCS Table 5 over the same period (420 x 6 years = 2,520 dwellings), this represents an oversupply of 55 dwellings.

Table A4.4	
East Northamptonshire – Housing delivery relative to JCS Policy 28, 2011-16	
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
Total Completions 2011-17	**2,575**
JCS Requirement 2011-17 (420 x 6)	2,520
Difference 2011-17	**+55**

Updated Housing Requirement 2017-22 inclusive of past performance

A4.5 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 A4.5 below.

Table A4.5			
East Northamptonshire – Rebased Five Year Housing requirement, 2017-22 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2017-22**	**(d) Revised (Five Year) housing requirement, 2017-22**
2017/18	420	0	2,100
2018/19	420		
2019/20	420		
2020/21	420		
2021/22	420		
Totals	**2,100**	**0**	**2,100**

Final Housing Requirement 2017-22 inclusive of NPPF buffer

A4.6 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a 5% buffer has been added to the East Northamptonshire's revised housing requirement as calculated at Table A4.5. This has the effect of increasing the Council's housing requirement to 2,147 dwellings for the period 2017-22 (see Table A4.6). This is the figure against which East Northamptonshire's housing land supply is considered for the period 2017-22 (see **Appendix 2**).

Table A4.6	
East Northamptonshire – Five Year Housing requirement, 2016-21 (with buffer)	
Revised housing requirement +5%	2,147

Kettering Borough: Housing Requirement Calculations 2017-22

A4.7 Table A4.7 below outlines that over the period 2011-17 2,739 dwellings were been built in Kettering Borough. Compared to the requirements of JCS Table 5 over the same period (520 x 6 years = 3,120 dwellings), this represents a shortfall of 381 dwellings.

Table A4.7	
Kettering Borough – Housing delivery relative to JCS Policy 28, 2011-17	
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
Total Completions 2011-17	**2,739**
JCS Requirement 2011-17 (520 x 5)	3,120
Difference 2011-17	**-381**

Updated Housing Requirement 2017-22 inclusive of past performance

A4.8 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 381 dwelling shortfall identified at 31.03.2017 must be incorporated to the Borough's five year housing requirement for the period 2017-22. This is undertaken on the basis of Table A4.8 below.

Table A4.8			
Kettering Borough – Rebased Five Year Housing requirement, 2017-22 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2017-22**	**(d) Revised (Five Year) housing requirement, 2017-22**
2017/18	520	381	2,981
2018/19	520		
2019/20	520		
2020/21	520		
2021/22	520		
Totals	**2,600**	**381**	**2,981**

Final Housing Requirement 2017-22 inclusive of NPPF buffer

A4.9 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a 5% buffer has been added to the Borough's revised housing requirement as calculated at Table A4.8. This has the effect of increasing the Council's housing requirement to 3,130 dwellings for the period 2017-22 (see Table A4.3). This is the figure against which Kettering's housing land supply is considered for the period 2017-22 (see **Appendix 2**).

Table A4.9	
Kettering Borough – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +5%	3,130

Borough of Wellingborough: Housing Requirement Calculations 2017-22

A4.10 Table A4.10 below outlines that over the period 2011-17 1,504 dwellings were built in the Borough of Wellingborough. Compared to the requirements of JCS Table 5 over the same period (350 x 6 years = 2,100 dwellings), this represents a shortfall of 596 dwellings.

Table A4.10	
Borough of Wellingborough – Housing delivery relative to JCS Policy 28, 2011-17	
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
Total Completions 2011-17	**1,504**
JCS Requirement 2011-17 (350 x 6)	1,750
Difference 2011-17	**-596**

Updated Housing Requirement 2017-22 inclusive of past performance

A4.11 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 596 dwelling shortfall identified at 31.03.2017 must be incorporated to the Borough's five year housing requirement for the period 2017-22. This is undertaken on the basis of Table A4.11 below.

Table A4.11			
Borough of Wellingborough – Rebased Five Year Housing requirement, 2017-22 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2017-22**	**(d) Revised (Five Year) housing requirement, 2017-22**
2017/18	350	596	2,346
2018/19	350		
2019/20	350		
2020/21	350		
2021/22	350		
Totals	**1,750**	**596**	**2,346**

Final Housing Requirement 2017-22 inclusive of NPPF buffer

A4.12 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a 20% buffer has been added to the Borough's revised housing requirement as calculated at Table A4.11. This has the effect of increasing the Council's housing requirement to 2,815 dwellings for the period 2017-22 (see Table A4.12). This is the figure against which Wellingborough's housing land supply is considered for the period 2017-22 (see **Appendix 2**).

Table A4.12	
Borough of Wellingborough – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +20%	2,815