

North Northamptonshire Authorities' Monitoring Report (AMR) 2017/18

Assessment of Housing Land Supply (2019-24)

1.0 Introduction

Purpose of Report

1.1 The National Planning Policy Framework (NPPF) says strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.

1.2 Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

1.3 Local planning authorities should also identify a supply of specific developable sites or broad locations for growth for years 6 -10 and where possible, for years 11-15.

1.4 Relative to these requirements, this report outlines the deliverable and developable housing land supply for each of the constituent local planning authorities in relation to the housing requirements of the Joint Core Strategy.

Housing Target

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

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)**

[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.

Identifying the Supply of Deliverable and Developable Sites

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

1.7 The NPPF defines what is meant by deliverable:

> *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
> *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
> *b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

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

> *In order to demonstrate 5 years' worth of deliverable housing sites, strategic policy-making authorities will need to provide robust, up to date evidence to support plan preparation. Their judgments on deliverability of housing sites, including windfall sites, will need to be clearly and transparently set out. Authorities may also consider how they can involve people with an interest in delivery in assessing the deliverability of sites. They may develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build-out rates. Testing these assumptions with developers and using them to inform assessments of deliverability can also make deliverability assessments more robust.*

1.9 The NPPF also defines what is meant by developable:

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

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 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).

Windfall Allowance

1.11 The NPPF simply defines windfall sites as not specifically identified in the development plan. They normally comprise previously developed sites that become unexpectedly available. Local planning authorities can make a windfall allowance in the five year supply if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance must be realistic and should not include residential garden land.

1.12 As 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 (2019-24)[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 ensure choice and competition in the market land. This rises to 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. This again rises to a 20% buffer where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply[3]. The respective buffer to be applied is based on advice from each Council following an internal assessment of their housing delivery to date.

[2] Albeit this is from year four onwards when assessing the period 2018-23 (see **Appendix 2**).

[3] From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

As a consequence different buffers are used, with 5% in East Northamptonshire, Kettering and Wellingborough and 20% in Corby. 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 *'The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)'*. (Paragraph: 044 Reference ID: 3-044-20180913). On this basis, North Northamptonshire authorities are in agreement that the Sedgefield approach is most appropriate going forward as consistent with previous years. Calculations below are therefore based on this method.

Five Year Period

2.3 To be consistent with previous AMRs (and the adopted JCS) the five year supply assessment period is taken to cover 2019-20 to 2023-24. The NPPF does not specify which 5 year period should be calculated. Para 73 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 (2018/19 – 2022/23) 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).

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

Deliverable Sites

2.5 Table 2 below details the composition of deliverable housing sites identified in Corby Borough over the five year assessment period. As can be seen, the Borough has an identified housing supply of 3,153 dwellings over the assessment period[4].

Table 2	
Corby Borough: Composition of identified housing supply, 2019-24	
Component	**Yield 2019-24**
Sites with detailed planning permission for >10 dwellings	930
Sites with detailed planning permission for <10 dwellings	55
Sites with outline planning permission for >10 dwellings	971
Sites with permission in principle (subject to S106)	150
Sites allocated in the development plan	421
Sites on the Brownfield Register	80
Sites pending a decision	501
Windfall Allowance	45
Total identified supply 2019-24	**3,153**

Five Year Supply Assessment

2.6 Table 3 below outlines the assessment of Corby Borough's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 172 dwellings between 01.04.2011 and 31.03.2019 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, Corby Borough has 5.3 years housing land supply.

Table 3		
Five Year Requirements for Corby Borough for the 5 year period 2019- 2024 measured against the JCS		
A	JCS Housing Requirement 2019-24 (460 x 5)	2,300
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,472 (+172)
C	JCS Housing Requirement + shortfall + 20% buffer	2,966
D	Identified Housing Supply 2019-24	3,153
E	**No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)**	**5.3**

[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 Borough at Table 3.

JCS Monitoring Trigger

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

Table 4

Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,472
B	Plus 25% Monitoring Buffer	3,090
C	Supply of Deliverable Sites	3,153
E	**No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)**	**5.1**

2.8 As Table 4 shows, inclusive of a 25% buffer, Corby Borough Council is able to demonstrate in excess of five years housing land supply for the assessment period 2018-23 relative to the JCS monitoring trigger (5.1 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.

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

Deliverable Sites

2.9 Table 5 details the composition of deliverable housing sites identified in East Northamptonshire over the five year assessment period. As can be seen, the Council has an identified housing supply of 2,771 dwellings over the assessment period[5].

Table 5	
East Northamptonshire: Composition of identified housing supply, 2019-24	
Component	**Yield** 2019-24
Permissions/Resolution to grant/Under Construction	1027
Rushden East (JCS Allocation)	250
Specific unallocated BF sites	366
Emergent DPD allocations	831
Windfall	123
Adopted Local/ Neighbourhood Plan allocations	174
Total identified supply 2019-24	**2,771**

Five Year Supply Assessment

2.10 Table 6 outlines the assessment of East Northamptonshire's housing land supply 2019-24. As detailed in **Appendix 1**, the Council is anticipating an oversupply of 1 dwelling between 01.04.2011 and 31.03.2019 (relative to JCS requirements). However, unlike when an undersupply is projected, this 1 dwelling is 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 6.28 years housing land supply.

Table 6		
Five Year Requirements for East Northamptonshire for the 5 year period 2019-24 measured against the JCS		
A	JCS Housing Requirement 2019-24 (420 x 5)	2,100
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,100 (+0)
C	JCS Housing Requirement + shortfall + 5% buffer	2,205
D	Identified Housing Supply 2019-24	2,771
E	**No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)**	**6.28**

JCS Monitoring Trigger

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

[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 District at Table 6.

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

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	2,771
E	**No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)**	**5.28**

2.12 As Table 7 shows, inclusive of a 25% buffer, East Northamptonshire Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (5.28 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 4,291 dwellings between 2019-24[6].

Table 8	
Kettering Borough: Composition of identified housing supply, 2019-24	
Component	**Yield** 2019-24
Permissions/Resolution to grant/Under Construction	3229
TCAAP Allocations	77
Rothwell North (JCS Allocation)	450
Emergent DPD allocations	208
Unallocated brownfield	80
C2 uses	19
Windfall Estimate (76 dwellings pa 2021/22-2024)	228
Total identified supply 2019-24	**4,291**

Five Year Supply Assessment

2.14 Table 9 below outlines the assessment of Kettering's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 328 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements) and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, Kettering Borough has 6.98 years housing land supply.

Table 9		
Five Year Requirements for Kettering Borough for the 5 year period 2019-24 measured against the JCS		
A	JCS Housing Requirement 2019-24 (520 x 5)	2,600
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2,928 (+328)
C	JCS Housing Requirement + shortfall + 5% buffer	3,074
D	Identified Housing Supply 2019-24	4,291
E	**No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)**	**6.98**

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

[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 9.

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 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	2,928
B	Plus 25% Monitoring Buffer	3,660
C	Supply of Deliverable Sites	4,291
E	**No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)**	**5.86**

2.16 As Table 10 shows, inclusive of a 25% buffer, Kettering Borough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2019-24 (5.86 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

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

Deliverable Sites

2.17 Table 11 below details the composition of deliverable housing sites identified in the Borough of Wellingborough over the five year assessment period (2019-24). As can be seen, Wellingborough has an identified housing supply of 3,738 dwellings between 2019-24[7].

Table 11	
Borough of Wellingborough: Composition of identified housing supply, 2019-24	
Component	**Yield 2019-24**
Sites with planning permission	2,800
Sites allocated in adopted plans	543
Sites in emerging plans	250
Sites with potential	0
Lapse Rate	-11
Windfall Allowance	156
Total identified supply 2019-24	**3,738**

Five Year Supply Assessment

2.18 Table 12 outlines the assessment of Wellingborough's housing land supply 2019-24. As detailed in **Appendix 1**, the Borough is anticipating a shortfall of 632 dwellings between 01.04.2011 and 31.03.2019 (relative to JCS requirements) and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, the Borough has 7.47 years housing land supply.

Table 12		
Five Year Requirements for the Borough of Wellingborough for the 5 year period 2019-24 measured against the JCS		
A	JCS Housing Requirement 2019-24 (350 x 5)	1,750
B	JCS Housing Requirement 2019-24 inclusive of shortfall 2011-18	2,382 (+632)
C	JCS Housing Requirement + shortfall + 5% buffer	2,501
D	Identified Housing Supply 2019-24	3,738
E	**No. of Years Deliverable Housing Land Supply 2019-24 (D/C x 5)**	**7.47**

[7] These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the Borough at Table 12.

JCS Monitoring Trigger

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

Table 13		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,382
B	Plus 25% Monitoring Buffer	2,978
C	Supply of Deliverable Sites	3,738
E	**No. of Years Deliverable Housing Land Supply 2019-24 (C/B x 5)**	**6.28**

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

Appendix 1: Housing Requirement Calculations, 2019-24

Corby Borough: Housing Requirement Calculations 2019-24

A3.1 Table A3.1 below outlines that over the period 2011-19 it is anticipated that 3,508 dwellings will have been built in Corby Borough. This is comprised of 3,012 actual completions 2011-18 and a projected 496 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (460 x 8 years = 3,680 dwellings), this represents a shortfall of 172 dwellings.

Table A3.1	
Corby Borough Council – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	482
Recorded completion 2012/13	483
Recorded completion 2013/14	342
Recorded completion 2014/15	390
Recorded completion 2015/16	369
Recorded completion 2016/17	349
Recorded completion 2017/18	597
Projected completion 2018/19	496
Total Completions 2011-19	**3,508**
JCS Requirement 2011-19 (460 x 8)	3,680
Difference 2011-19	**-172**

Updated Housing Requirement 2019-24 inclusive of past performance

A3.2 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 172 dwelling shortfall projected at 31.03.2019 must be incorporated into the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.2 below.

Table A3.2			
Corby Borough Council – Rebased Five Year Housing requirement, 2019-24 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-19**	**(d) Revised (Five Year) housing requirement, 2019-24**
2019/20	460	172	2,472
2020/21	460		
2021/22	460		
2022/23	460		
2023/24	460		
Totals	**2,300**	**172**	**2,472**

Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.3 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 20% has been added to the Borough's revised housing requirement as calculated at Table A3.2. This has the effect of increasing the Council's housing requirement to 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%	2,966

East Northamptonshire District: Housing Requirement Calculations 2019-24

A3.4 Table A3.4 below outlines that over the period 2011-19 it is anticipated that 3,361 dwellings will have been built in East Northamptonshire. This is comprised of 3,021 actual completions 2011-18 and a projected 340 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (420 x 8 years = 2,940 dwellings), this represents an oversupply of 1 dwelling.

Table A3.4	
East Northamptonshire – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	184
Recorded completion 2012/13	248
Recorded completion 2013/14	313
Recorded completion 2014/15	459
Recorded completion 2015/16	565
Recorded completion 2016/17	806
Recorded completion 2017/18	**446**
Projected completion 2018/19	**340**
Total Completions 2011-19	**3,361**
JCS Requirement 2011-19 (420 x 8)	3,360
Difference 2011-19	**+1**

Updated Housing Requirement 2019-24 inclusive of past performance

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

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

Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.6 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to

East Northamptonshire's housing requirement as outlined at Table A3.5. This has the effect of increasing the Council's housing requirement to 2,205 dwellings for the period 2019-24 (see Table A3.6). This is the figure against which East Northamptonshire Council's housing land supply is considered for the period 2019-24.

Table A3.6	
East Northamptonshire – Five Year Housing requirement, 2019-24 (with buffer)	
Revised housing requirement +5%	2,205

Kettering Borough: Housing Requirement Calculations 2019-24

A3.7 Table A3.7 below outlines that over the period 2011-19 it is anticipated that 3,832 dwellings will have been built in Kettering Borough. This is comprised of 3,234 actual completions 2011-18 and a projected 598 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (520 x 8 years = 4,160 dwellings), this represents a shortfall of 322 dwellings.

Table A3.7	
Kettering Borough – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	313
Recorded completion 2012/13	351
Recorded completion 2013/14	540
Recorded completion 2014/15	282
Recorded completion 2015/16	547
Recorded completion 2016/17	706
Recorded completion 2017/18	495
Projected completion 2018/19	598
Total Completions 2011-19	**3,832**
JCS Requirement 2011-19 (520 x 8)	4,160
Difference 2011-19	**-328**

Updated Housing Requirement 2019-24 inclusive of past performance

A3.8 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 328 dwelling shortfall projected at 31.03.2019 must be incorporated to the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.8 below.

Table A3.8			
Kettering Borough – Rebased Five Year Housing requirement, 2019-24 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-19**	**(d) Revised (Five Year) housing requirement, 2019-24**
2019/20	520	328	2,928
2020/21	520		
2021/22	520		
2022/23	520		
2023/24	520		
Totals	**2,600**	**328**	**2,928**

Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.9 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to Kettering Borough's revised housing requirement as calculated at Table A3.8. This has the effect of increasing the Council's housing requirement to 3,074 dwellings for the period 2019-24 (see Table A3.9). This is the figure against which Kettering Borough's housing land supply is considered for the period 2019-24.

Table A3.9	
Kettering Borough – Five Year Housing requirement, 2019-24 (with buffer)	
Revised housing requirement +5%	3,074

Borough of Wellingborough: Housing Requirement Calculations 2019-24

A3.10 Table A3.10 below outlines that over the period 2011-19 it is anticipated that 2,168 dwellings will have been built in the Borough of Wellingborough. This is comprised of 1,778 actual completions 2011-19 and a projected 390 completions in 2018/19. Compared to the requirements of JCS Table 5 over the same period (350 x 8 years = 2,800 dwellings), this represents a shortfall of 632 dwellings.

Table A3.10	
Borough of Wellingborough – Housing delivery relative to JCS Policy 28, 2011-19	
Recorded completion 2011/12	122
Recorded completion 2012/13	116
Recorded completion 2013/14	255
Recorded completion 2014/15	384
Recorded completion 2015/16	380
Recorded completion 2016/17	247
Recorded completion 2017/18	274
Projected completion 2018/19	390
Total Completions 2011-19	**2,168**
JCS Requirement 2011-19 (350 x 8)	2,800
Difference 2011-19	**-632**

Updated Housing Requirement 2019-24 inclusive of past performance

A3.11 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 632 dwelling shortfall projected at 31.03.2019 must be incorporated to the Borough's five year housing requirement for the period 2019-24. This is undertaken on the basis of Table A3.11 below.

Table A3.11			
Borough of Wellingborough – Rebased Five Year Housing requirement, 2019-24 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2011-19**	**(d) Revised (Five Year) housing requirement, 2019-24**
2019/20	350	632	2,382
2020/21	350		
2021/22	350		
2022/23	350		
2023/24	350		
Totals	**1,750**	**632**	**2,382**

Final Housing Requirement 2019-24 inclusive of NPPF buffer

A3.12 Pursuant to national policy, the five year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the Council's revised housing requirement as calculated at Table A3.5. This has the effect of increasing the Borough's housing requirement to 2,501 dwellings for the period 2019-24 (see Table A3.12). This is the figure against which Wellingborough's housing land supply is considered for the period 2019-24.

Table A3.12	
Borough of Wellingborough – Five Year Housing requirement, 2019-24 (with buffer)	
Revised housing requirement +5%	**2,501**

Appendix 2: Alternative 5 year Supply Calculation for the period 2018-23

Corby Borough Council: Assessment of Housing Land Supply, 2018-23

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 3,056 dwellings between 2018-23[8].

Table A1.1	
Corby Borough: Composition of identified housing supply, 2018-23	
Component	**Yield 2018-23**
Permissions/Resolution to grant/Under Construction	2,660
West Corby (JCS Allocation)	271
Specific unallocated sites	80
Windfall (8 dpa x 3 years)	45
Total identified supply 2018-23	**3,056**

Five Year Supply Assessment

A1.2 Table A1.2 outlines the assessment of Corby Borough's housing land supply 2018-23. As detailed in **Appendix 3**, the Borough had a shortfall of 208 dwellings between 01.04.2011 and 31.03.2018 (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 5.10 years housing land supply for the period 2018-23.

Table A1.2		
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	2,508 (+208)
C	JCS Housing Requirement + shortfall + 20% buffer	3,009
D	Identified Housing Supply 2018-23	3,056
E	**No. of Years Deliverable Housing Land Supply 2018-23 (D/C x 5)**	**5.10**

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

[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.

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 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	2,508
B	Plus 25% Monitoring Buffer	3,135
C	Supply of Deliverable Sites	3,056
E	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**4.90**

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 2018-23 (4.90 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, 2018-23

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 2,409 dwellings over the period 2018-23[9].

Table A1.4	
East Northamptonshire: Composition of identified housing supply, 2018-23	
Component	**Yield** 2018-23
Permissions/Resolution to grant/Under Construction	1,243
Rushden East (JCS Allocation)	100
Specific unallocated BF sites	251
Emergent DPD allocations	585
Windfall	123
Adopted Local/ Neighbourhood Plan allocations	107
Total identified supply 2018-23	**2,409**

Five Year Supply Assessment

A1.6 Table A1.5 below outlines the assessment of East Northamptonshire's housing land supply 2018-23. As detailed in **Appendix 3**, the Council demonstrated an oversupply of 81 dwellings between 01.04.2011 and 31.03.2018. However, unlike when an undersupply is projected, these 81 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 5.46 years housing land supply for the period 2018-23.

Table A1.5		
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	2,409
E	**No. of Years Deliverable Housing Land Supply 2018-23 (D/C x5)**	**5.46**

[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.

JCS Monitoring Trigger

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	2,625
C	Supply of Deliverable Sites	2,409
D	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**4.59**

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 2018-23 (4.59 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, 2018-23

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 4,056 dwellings between 2018-23[10].

Table A1.7	
Kettering Borough: Composition of identified housing supply, 2018-23	
Component	**Yield 2018-23**
Permissions/Resolution to grant/Under Construction	3188
TCAAP Allocations	77
Rothwell North (JCS Allocation)	350
Emergent DPD allocations	148
Unallocated brownfield	80
C2 uses	61
Windfall Estimate (76 dwellings pa 2021/22-2023)	152
Total identified supply 2018-23	**4,056**

Five Year Supply Assessment

A1.10 Table A1.8 outlines the assessment of Kettering's housing land supply 2018-23. As detailed in **Appendix 3**, the Borough is anticipating a shortfall of 406 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 6.29 years housing land supply for the period 2018-23.

Table A1.8		
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	3,006 (+406)
C	JCS Housing Requirement + shortfall + 5% buffer	3,156
D	Identified Housing Supply 2018-23	4,056
E	**No. of Years Deliverable Housing Land Supply 2018-23 (D/C x5)**	**6.43**

JCS Monitoring Trigger

[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.

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 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	3,006
B	Plus 25% Monitoring Buffer	3,758
C	Supply of Deliverable Sites	4,056
D	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**5.40**

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 2018-23 (5.40 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

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 3,371 dwellings between 2018-23[11].

Table A1.10	
Borough of Wellingborough: Composition of identified housing supply, 2018-23	
Component	**Yield 2018-23**
Sites with planning permission	2657
Sites allocated in adopted plans	453
Sites in emerging plans	180
Sites with potential	0
Lapse rate	-23
Windfall allowance	104
Total identified supply 2018-23	**3,371**

Five Year Supply Assessment

A1.14 Table A1.11 outlines the assessment of Wellingborough's housing land supply 2018-23. As detailed in **Appendix 3**, the Borough is anticipating a shortfall of 672 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 of Wellingborough has 6.63 years housing land supply for the period 2018-23.

Table A1.11		
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 2011-17	2,422 (+672)
C	JCS Housing Requirement + shortfall + 5% buffer	2,543
D	Identified Housing Supply 2018-23	3,371
E	**No. of Years Deliverable Housing Land Supply 2018-23 (D/C x5)**	**6.63**

[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.

JCS Monitoring Trigger

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	2,422
B	Plus 25% Monitoring Buffer	3,028
C	Supply of Deliverable Sites	3,371
D	**No. of Years Deliverable Housing Land Supply 2018-23 (C/B x 5)**	**5.57**

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 2018-23 (5.57 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, 2018-23

Corby Borough: Housing Requirement Calculations 2018-23

A4.1 Table A4.1 below outlines that over the period 2011-18 3,012 dwellings were built in Corby Borough. Compared to the requirements of JCS Table 5 over the same period (460 x 7 years = 3,220 dwellings), this represents a shortfall of 208 dwellings.

Table A4.1	
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	369
Recorded completion 2016/17	349
Recorded completion 2017/18	597
Total Completions 2011-18	**3,012**
JCS Requirement 2011-17 (460 x 7)	3,220
Difference 2011-17	**-208**

Updated Housing Requirement 2018-23 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 31.03.2018 must be incorporated into the Borough's five year housing requirement for the period 2018-23. This is undertaken on the basis of Table A4.2 below.

Table A4.2			
Corby Borough Council – 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	460	208	2,508
2019/20	460		
2020/21	460		
2021/22	460		
2022/23	460		
Totals	**2,300**	**208**	**2,508**

Final Housing Requirement 2018-23 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 3,009 dwellings for the period 2018-23 (see Table A4.3). This is the figure against which Corby's housing land supply is considered for the period 2018-23 (see **Appendix 2**).

Table A4.3	
Corby Borough Council – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +20%	3,009

East Northamptonshire District: Housing Requirement Calculations 2018-23

A4.4 Table A4.4 below outlines that over the period 2011-18 2,940 dwellings were built in East Northamptonshire. Compared to the requirements of JCS Table 5 over the same period (420 x 7 years = 2,940 dwellings), this represents an oversupply of 81 dwellings.

Table A4.4	
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
Recorded completion 2017/18	446
Total Completions 2011-18	**3,021**
JCS Requirement 2011-18 (420 x 7)	2,940
Difference 2011-18	**+81**

Updated Housing Requirement 2018-23 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, 2018-23 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2018-23**	**(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

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 2018-23 (see Table A4.6). This is the figure against which East Northamptonshire's housing land supply is considered for the period 2018-23 (see **Appendix 2**).

Table A4.6	
East Northamptonshire – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +5%	2,205

Kettering Borough: Housing Requirement Calculations 2018-23

A4.7 Table A4.7 below outlines that over the period 2011-18 3,234 dwellings were built in Kettering Borough. Compared to the requirements of JCS Table 5 over the same period (520 x 7 years = 3,640 dwellings), this represents a shortfall of 406 dwellings.

Table A4.7	
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
Recorded completion 2017/18	495
Total Completions 2011-18	**3,234**
JCS Requirement 2011-18 (520 x 7)	3,640
Difference 2011-18	**-406**

Updated Housing Requirement 2018-23 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 406 dwelling shortfall identified 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 A4.8 below.

Table A4.8			
Kettering Borough – Rebased Five Year Housing requirement, 2018-23 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2018-23**	**(d) Revised (Five Year) housing requirement, 2018-23**
2018/19	520	406	3,006
2019/20	520		
2020/21	520		
2021/22	520		
2022/23	520		
Totals	**2,600**	**406**	**3,006**

Final Housing Requirement 2018-23 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 3,156 dwellings for the period 2018-23 (see Table A4.3). This is the figure against which Kettering's housing land supply is considered for the period 2018-23 (see **Appendix 2**).

Table A4.9	
Kettering Borough – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +5%	3,156

Borough of Wellingborough: Housing Requirement Calculations 2018-23

A4.10 Table A4.10 below outlines that over the period 2011-18 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, 2011-18	
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
Recorded completion 2017/18	274
Total Completions 2011-18	**1,778**
JCS Requirement 2011-18 (350 x 7)	2,450
Difference 2011-18	**-672**

Updated Housing Requirement 2018-23 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 672 dwelling shortfall identified 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 A4.11 below.

Table A4.11			
Borough of Wellingborough – Rebased Five Year Housing requirement, 2018-23 (no buffer)			
(a) Year	**(b) JCS Annual Housing Requirement**	**(c) Projected shortfall 2018-23**	**(d) Revised (Five Year) housing requirement, 2018-23**
2018/19	350	672	2,422
2019/20	350		
2020/21	350		
2021/22	350		
2022/23	350		
Totals	**1,750**	**672**	**2,422**

Final Housing Requirement 2018-23 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 5% 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 2,543 dwellings for the period 2018-23 (see Table A4.12). This is the figure against which Wellingborough's housing land supply is considered for the period 2018-23 (see **Appendix 2**).

Table A4.12	
Borough of Wellingborough – Five Year Housing requirement, 2018-23 (with buffer)	
Revised housing requirement +5%	2,543