



North Northamptonshire Authorities' Monitoring Report (AMR) 2015/16

Assessment of Housing Land Supply (2017-22)

April 2017

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 North Northamptonshire's position 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 (PPG) (Paragraph: 031 Reference ID: 3-031-20140306) further advises that:

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

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.

sites not allocated within a development plan or without planning 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 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);
- 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).

Windfall Allowance

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 (2017-22)².

² Albeit this is from year four onwards when assessing the period 2016-21 (see Appendix 1).

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 met 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 2017/18 to 2021/22. 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. For comparison purposes calculations using the 5 year period including the current year (2016/17 – 2020/21) are included in **Appendix 1**.
- 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 2** for details of how this has been calculated).

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

Deliverable Sites

- 2.5 Table 2 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2017-22). It also makes provision for a lapse rate and windfall allowance. As can be seen, the Borough has an identified housing supply of 3,711 dwellings between 2017-22. 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 below

Table 2	
Corby Borough: Composition of identified housing supply, 2017-22	
Component	Yield 2017-22
Permissions/Resolution to grant/Under Construction	2,814
Saved Local Plan Allocations	0
West Corby (JCS Allocation)	400
Specific unallocated sites	470
Windfall (9 dpa x 3 years)	27
Total identified supply 2017-21	3,711

Five Year Supply Assessment

- 2.6 Table 3 below outlines the assessment of Corby Borough's housing land supply 2017-22. As detailed in [Appendix 2](#), the Borough is anticipating a shortfall of 358 dwellings between 01.04.2011 and 31.03.2017 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation (see [Appendix 2](#)). On the basis of this revised housing requirement, Corby Borough has 5.82 years housing land supply, as outlined in Table 3 below.

Table 3		
Five Year Requirements for Corby Borough for the 5 year period 2017- 2022 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	2,658 (+358)
C	JCS Housing Requirement + shortfall + 20% buffer	3,190
D	Identified Housing Supply 2017-22	3,711
E	No. of Years Deliverable Housing Land Supply 2017-22 (D/C x 5)	5.82

- 2.7 For completeness an alternative 5 year supply assessment covering the period 2016-21 is included in [Appendix 1](#) for illustrative purposes.

JCS Monitoring Trigger

- 2.8 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 serve as an early warning tool to local authorities 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 Corby Borough are outlined below:

Table 4		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	2,658
B	Plus 25% Monitoring Buffer	3,323
C	Supply of Deliverable Sites	3,711
E	No. of Years Deliverable Housing Land Supply (C/B x 5)	5.58

- 2.9 As Table 4 shows, inclusive of a 25% buffer, with 5.58 years identified supply, Corby Borough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2017-22. Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

East Northamptonshire: Assessment of Housing Land Supply, 2017-22³

Deliverable Sites

- 2.10 Table 5 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2017-22). It also makes provision for a lapse rate and windfall allowance. As can be seen, East Northamptonshire has an identified housing supply of 2,664 dwellings over the period 2017-22. 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 6 below:

Table 5	
East Northamptonshire: Composition of identified housing supply, 2017-22	
Component	Yield 2017-22
Permissions/Resolution to grant/Under Construction	1,750
Saved Local Plan Allocations	0
Rushden East (JCS Allocation)	100
Specific unallocated BF sites	159
Emergent DPD allocations	308
Specific unallocated sites	92
Windfall (41 dpa x3 years)	123
Adopted RNOT allocations	132
Total identified supply 2017-21	2,664

Five Year Supply Assessment

- 2.11 Table 6 below outlines the assessment of East Northamptonshire's housing land supply 2017-22. As detailed in **Appendix 2**, the Council is anticipating a shortfall of 250 dwellings between 01.04.2011 and 31.03.2017 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation (see **Appendix 2**). On the basis of this revised housing requirement, East Northamptonshire has 5.40 years housing land supply, as outlined in Table 6 below.

Table 6		
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	2,350 (+250)
C	JCS Housing Requirement + shortfall + 5% buffer	2,468
D	Identified Housing Supply 2017-22	2,664
E	No. of Years Deliverable Housing Land Supply 2017-22 (D/C x 5)	5.40

³ The data presented here differs from that outlined in a report taken to the Council's Planning Policy Committee on November 21st 2016. This is owing to a combination of formula errors within the spreadsheet the housing site schedule is based composed and the double-counting of a housing site. To clarify, these issues have been addressed in the current report with the figures presented here superseding those reported in November 2016.

- 2.12 For completeness an alternative 5 year supply assessment covering the period 2016-21 is included in **Appendix 1** for illustrative purposes.

JCS Monitoring Trigger

- 2.13 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 serve as an early warning tool to local authorities 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 East Northamptonshire are outlined below:

Table 7		
Five Year Supply of Deliverable Housing Land		
A	Five Year Requirement	2,350
B	Plus 25% Monitoring Buffer	2,938
C	Supply of Deliverable Sites	2,664
E	No. of Years Deliverable Housing Land Supply (C/B x 5)	4.53

- 2.14 As Table 7 shows, inclusive of a 25% buffer, with 4.53 years identified supply, East Northamptonshire Council is unable to demonstrate in excess of five years housing land supply for the assessment period 2017-22 relative to the JCS monitoring trigger and 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

- 2.15 Table 8 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2017-22). It also makes provision for a windfall allowance. As can be seen, Kettering Borough has an identified housing supply of 4,294 dwellings between 2017-22. 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 below:

Table 8	
Kettering Borough: Composition of identified housing supply, 2017-22	
Component	Yield 2017-21
Permissions/Resolution to grant/Under Construction	2,769
TCAAP Allocations	438
Rothwell North (JCS Allocation)	375
Specific unallocated BF sites	17
Emergent DPD allocations	467
Windfall (76dpa x 3 years)	228
Total identified supply 2017-21	4,294

Five Year Supply Assessment

- 2.16 Table 9 below outlines the assessment of Kettering's housing land supply 2017-22. As detailed in **Appendix 2**, the Borough is anticipating a shortfall of 506 dwellings between 01.04.2011 and 31.03.2017 and consistent with the Sedgfield approach this has been factored into the housing requirement calculation (see **Appendix 2**). On the basis of this revised housing requirement, Kettering Borough has 6.58 years housing land supply, as outlined in Table 9 below.

Table 9		
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	3,106 (+506)
C	JCS Housing Requirement + shortfall + 5% buffer	3,261
D	Identified Housing Supply 2017-22	4,294
E	No. of Years Deliverable Housing Land Supply 2017-22 (D/C x 5)	6.58

- 2.17 For completeness an alternative 5 year supply assessment covering the period 2016-21 is included in **Appendix 1** for illustrative purposes.

JCS Monitoring Trigger

- 2.18 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 serve as an early warning tool to local authorities 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 Kettering Borough are outlined below:

Table 10		
Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer		
A	Five Year Requirement	3,106
B	Plus 25% Monitoring Buffer	3,883
C	Supply of Deliverable Sites	4,294
E	No. of Years Deliverable Housing Land Supply (C/B x 5)	5.53

- 2.19 As Table 10 shows, inclusive of a 25% buffer, with 5.53 years identified supply, Kettering Borough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2017-22. 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

- 2.20 Table 11 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2017-22). It also makes provision for a lapse rate and windfall allowance. As can be seen, Wellingborough has an identified housing supply of 3,754 dwellings between 2017-22. 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 below:

Table 11	
Borough of Wellingborough: Composition of identified housing supply, 2017-22	
Component	Yield 2017-21
Sites with planning permission	2,473
Sites allocated in adopted plans	889
Sites in emerging plans	220
Sites with potential	46
Lapse rate	-15
Windfall allowance (47 dpa x 3 years)	141
Total identified supply 2017-21	3,754

Five Year Supply Assessment

- 2.21 Table 12 below outlines the assessment of Wellingborough's housing land supply 2017-22. As detailed in **Appendix 2**, the Borough is anticipating a shortfall of 472 dwellings between 01.04.2011 and 31.03.2017 and consistent with the Sedgfield approach this has been factored into the housing requirement calculation (see **Appendix 2**). On the basis of this revised housing requirement, the Borough has 7.04 years housing land supply, as outlined in Table 12 below.

Table 12		
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 2011-17	2,222 (+472)
C	JCS Housing Requirement + shortfall + 20% buffer	2,666
D	Identified Housing Supply 2017-22	3,754
E	No. of Years Deliverable Housing Land Supply 2017-22 (D/C x 5)	7.04

- 2.22 For completeness an alternative 5 year supply assessment covering the period 2016-21 is included in **Appendix 1** for illustrative purposes.

JCS Monitoring Trigger

- 2.23 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 serve as an early warning tool to local authorities 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	2,222
B	Plus 25% Monitoring Buffer	2,778
C	Supply of Deliverable Sites	3,754
E	No. of Years Deliverable Housing Land Supply (C/B x 5)	6.76

- 2.24 As Table 13 shows, inclusive of a 25% buffer, with 6.76 years identified supply, Wellingborough Council is still able to demonstrate in excess of five years housing land supply for the assessment period 2017-22. 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: Alternative 5 year Supply Calculation for the period 2016-21

Corby Borough Council: Assessment of Housing Land Supply, 2016-21

Deliverable Sites

A1.1 Table A1.1 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2016-21). It also makes provision for a lapse rate and windfall allowance. As can be seen, the Borough has an identified housing supply of 3,016 dwellings between 2016-21. 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 below

Table A1.1	
Corby Borough: Composition of identified housing supply, 2016-21	
Component	Yield 2016-21
Permissions/Resolution to grant/Under Construction	2,617
Saved Local Plan Allocations	0
West Corby (JCS Allocation)	200
Specific unallocated sites	256
Windfall (9 dpa x2 years)	18
Total identified supply 2016-21	3,091

Five Year Supply Assessment

A1.2 Table A1.2 below outlines the assessment of Corby Borough's housing land supply 2016-21. As detailed in **Appendix 3**, the Borough had a shortfall of 235 dwellings relative to JCS requirements between 01.04.2011 and 31.03.2016. Consistent with the Sedgefield approach this has been factored into the housing requirement calculation (see **Appendix 3**). On the basis of this revised housing requirement, Corby Borough has 5.08 years housing land supply, as outlined in Table A1.2 below.

Table A1.2		
Five Year Requirements for Corby Borough for the 5 year period 2016 - 21 measured against the JCS		
A	JCS Housing Requirement 2016-21 (460 x 5)	2,300
B	JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16	2,535 (+235)
C	JCS Housing Requirement + shortfall + 20% buffer	3,042
D	Identified Housing Supply 2016-21	3,091
E	No. of Years Deliverable Housing Land Supply 2016-21 (D/C x5)	5.08

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 serve as an early warning tool to local authorities 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 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	2,535
B	Plus 25% Monitoring Buffer	3,169
C	Supply of Deliverable Sites	3,091
D	No. of Years Deliverable Housing Land Supply (C/B x 5)	4.88

- A1.4 As Table A1.3 shows, inclusive of a 25% buffer, with 4.88 years identified supply, Corby Borough Council is unable to demonstrate in excess of five years housing land supply for the assessment period 2016-21 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, 2016-21

Deliverable Sites

A1.5 Table A1.4 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2016-21). It also makes provision for a lapse rate and windfall allowance. As can be seen, East Northamptonshire has an identified housing supply of 2,582 dwellings over the period 2016-21. 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 below:

Table A1.4	
East Northamptonshire: Composition of identified housing supply, 2016-21	
Component	Yield 2016-21
Permissions/Resolution to grant/Under Construction	2,076
Saved Local Plan Allocations	0
Rushden East (JCS Allocation)	0
Specific unallocated BF sites	137
Emergent DPD allocations	169
Specific unallocated GF sites	51
Windfall (41 dpa x2 years)	82
Adopted RNOT allocations	67
Total identified supply 2016-21	2,582

Five Year Supply Assessment

A1.6 Table A1.5 below outlines the assessment of East Northamptonshire's housing land supply 2016-21. As detailed in **Appendix 3**, the Council had a shortfall of 331 dwellings between 01.04.2011 and 31.03.2016 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation (see **Appendix 3**). On the basis of this revised housing requirement, East Northamptonshire has 5.06 years housing land supply, as outlined in Table A1.5 below.

Table A1.5		
Five Year Requirements for East Northamptonshire for the 5 year period 2016 - 21 measured against the JCS		
A	JCS Housing Requirement 2016-21 (420 x 5)	2,100
B	JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16	2,431 (+331)
C	JCS Housing Requirement + shortfall + 5% buffer	2,553
D	Identified Housing Supply 2016-21	2,582
E	No. of Years Deliverable Housing Land Supply 2016-21 (D/C x5)	5.06

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 serve as an early warning tool to local authorities 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 for East Northamptonshire are outlined below:

Table A1.6		
Five Year Supply of Deliverable Housing Land		
A	Five Year Requirement	2,431
B	Plus 25% Monitoring Buffer	3,039
C	Supply of Deliverable Sites	2,582
D	No. of Years Deliverable Housing Land Supply (C/B x 5)	4.25

A1.8 As Table A1.6 shows, inclusive of a 25% buffer, with 4.25 years identified supply, East Northamptonshire Council is unable to demonstrate in excess of five years housing land supply for the assessment period 2016-21 and 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, 2016-21

Deliverable Sites

A1.9 Table A1.7 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2016-21). It also makes provision for a lapse rate and windfall allowance. As can be seen, Kettering Borough has an identified housing supply of 3,968 dwellings between 2016-21. 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 below

Table A1.7	
Kettering Borough: Composition of identified housing supply, 2016-21	
Component	Yield 2016-21
Permissions/Resolution to grant/Under Construction	2,925
TCAAP Allocations	229
Rothwell North (JCS Allocation)	275
Specific unallocated BF sites	17
Emergent DPD allocations	370
Windfall (76dpa x2 years)	152
Total identified supply 2016-21	3,968

Five Year Supply Assessment

A1.10 Table A1.8 below outlines the assessment of Kettering's housing land supply 2016-21. As detailed in **Appendix 3**, the Borough is anticipating a shortfall of 567 dwellings between 01.04.2011 and 31.03.2016 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation (see **Appendix 3**). On the basis of this revised housing requirement, Kettering Borough has 5.97 years housing land supply, as outlined in Table A1.8 below.

Table A1.8		
Five Year Requirements for Kettering Borough for the 5 year period 2016 - 21 measured against the JCS		
A	JCS Housing Requirement 2016-21 (520 x 5)	2,600
B	JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16	3,167 (+567)
C	JCS Housing Requirement + shortfall + 5% buffer	3,325
D	Identified Housing Supply 2016-21	3,968
E	No. of Years Deliverable Housing Land Supply 2016-21 (D/C x5)	5.97

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 serve as an early warning tool to local authorities 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 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	3,167
B	Plus 25% Monitoring Buffer	3,959
C	Supply of Deliverable Sites	3,968
D	No. of Years Deliverable Housing Land Supply (C/B x 5)	5.01

A1.12 As Table A1.9 shows, inclusive of a 25% buffer, with 5.01 years identified supply, Kettering Borough Council is just able to demonstrate in excess of five years housing land supply for the assessment period 2016-21. 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, 2016-21

Deliverable Sites

A1.13 Table A1.10 below sets details the supply of deliverable sites from the sources listed in paragraph 1.10 above over the five year assessment period (2016-21). It also makes provision for a lapse rate and windfall allowance. As can be seen, Wellingborough has an identified housing supply of 3,266 dwellings between 2016-21. 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 below:

Table A1.10	
Borough of Wellingborough: Composition of identified housing supply, 2016-21	
Component	Yield 2016-21
Sites with planning permission	2,356
Sites allocated in adopted plans	680
Sites in emerging plans	140
Sites with potential	23
Lapse rate	-27
Windfall allowance (47 dpa x 2 years)	94
Total identified supply 2016-21	3,266

Five Year Supply Assessment

A1.14 Table A1.11 below outlines the assessment of Wellingborough's housing land supply 2016-21. As detailed in **Appendix 3**, the Borough is anticipating a shortfall of 493 dwellings between 01.04.2011 and 31.03.2016 and consistent with the Sedgfield approach this has been factored into the housing requirement calculation (see **Appendix 3**).

Table A1.11		
Five Year Requirements for the Borough of Wellingborough for the 5 year period 2016 - 2021 measured against the JCS		
A	JCS Housing Requirement 2016-21 (350 x 5)	1,750
B	JCS Housing Requirement 2016-21 inclusive of shortfall 2011-16	2,243 (+493)
C	JCS Housing Requirement + shortfall + 20% buffer	2,692
D	Identified Housing Supply 2016-21	3,266
E	No. of Years Deliverable Housing Land Supply 2016-21 (D/C x5)	6.07

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 serve as an early warning tool to local authorities 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 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	2,243
B	Plus 25% Monitoring Buffer	2,804
C	Supply of Deliverable Sites	3,266
D	No. of Years Deliverable Housing Land Supply (C/B x 5)	5.82

A1.12 As Table A1.12 shows, inclusive of a 25% buffer, with 5.82 years identified supply, the Borough Council of Wellingborough is able to demonstrate in excess of five years housing land supply for the assessment period 2016-21. 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 2: Housing Requirement Calculations, 2017-22

Corby Borough: Housing Requirement Calculations 2017-22

- A3.1 Table A3.1 below outlines that over the period 2011-17 it is anticipated that 2,402 dwellings will have been built in Corby Borough. This is comprised of 2,065 actual completions 2011-16 and a projected 337 completions in 2016/17. Compared to the requirements of JCS Table 5 over the same period (460 x 6 years = 2,760 dwellings), this represents a shortfall of 358 dwellings.

Table A3.1	
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
Projected completion 2016/17	337
Total Completions 2011-17	2,402
JCS Requirement 2011-17 (460 x 6)	2,760
Difference 2011-17	-358

Updated Housing Requirement 2017-22 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 358 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 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 2011-17	(d) Revised (Five Year) housing requirement, 2017-22
2017/18	460	358	2,658
2018/19	460		
2019/20	460		
2020/21	460		
2021/22	460		
Totals	2,300	358	2,658

Final Housing Requirement 2017-22 inclusive of NPPF buffer

- A3.3 Pursuant to national policy, an additional 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 3,190 dwellings for the period 2017-22 (see Table A3.3). This is the figure used to consider housing supply in Corby Borough, 2017-22.

Table A3.3	
Corby Borough Council – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +20%	3,190

East Northamptonshire District: Housing Requirement Calculations 2017-22

- A3.4 Table A3.4 below outlines that over the period 2011-17 it is anticipated that 2,270 dwellings will have been built in East Northamptonshire. This is comprised of 1,769 actual completions 2011-16 and a projected 501 completions in 2016/17. Compared to the requirements of JCS Table 5 over the same period (420 x 6 years = 2,520 dwellings), this represents a shortfall of 250 dwellings.

Table A3.4	
East Northamptonshire – Housing delivery relative to JCS Policy 28, 2011-17	
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
Projected completion 2016/17	501
Total Completions 2011-17	2,270
JCS Requirement 2011-17 (420 x 6)	2,520
Difference 2011-17	-250

Updated Housing Requirement 2017-22 inclusive of past performance

- A3.5 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 250 dwelling shortfall identified at 31.03.2017 must be incorporated into the Council's five year housing requirement for the period 2017-22. This is undertaken on the basis of Table A3.5 below.

Table A3.5			
East Northamptonshire –			
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	420	250	2,350
2018/19	420		
2019/20	420		
2020/21	420		
2021/22	420		
Totals	2,100	250	2,350

Final Housing Requirement 2017-22 inclusive of NPPF buffer

- A3.6 Pursuant to national policy, an additional buffer of 5% has been added to East Northamptonshire's revised housing requirement as calculated at Table A3.5. This has the effect of increasing the Council's housing requirement to 2,468 dwellings for the period 2017-22 (see Table A3.6). This is the figure used to consider housing supply in East Northamptonshire, 2017-22.

Table A3.6	
East Northamptonshire – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +5%	2,468

Kettering Borough: Housing Requirement Calculations 2017-22

- A3.7 Table A3.7 below outlines that over the period 2011-17 it is anticipated that 2,614 dwellings will have been built in Kettering Borough. This is comprised of 2,033 actual completions 2011-16 and a projected 581 completions in 2016/17. Compared to the requirements of JCS Table 5 over the same period (520 x 6 years = 3,120 dwellings), this represents a shortfall of 506 dwellings.

Table A3.7	
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
Projected completion 2016/17	581
Total Completions 2011-17	2,614
JCS Requirement 2011-17 (520 x 6)	3,120
Difference 2011-17	-506

Updated Housing Requirement 2017-22 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 506 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 A3.8 below.

Table A3.8			
Kettering Borough – 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	520	506	3,106
2018/19	520		
2019/20	520		
2020/21	520		
2021/22	520		
Totals	2,600	506	3,106

Final Housing Requirement 2017-22 inclusive of NPPF buffer

- A3.9 Pursuant to national policy, an additional 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 3,261 dwellings for the period 2017-22 (see Table A3.9). This is the figure used to consider housing supply in Kettering Borough, 2017-22.

Table A3.9	
Kettering Borough – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +5%	3,261

Borough of Wellingborough: Housing Requirement Calculations 2017-22

A3.10 Table A3.10 below outlines that over the period 2011-17 it is anticipated that 1,628 dwellings will have been built in the Borough of Wellingborough. This is comprised of 1,257 actual completions 2011-16 and a projected 371 completions in 2016/17. Compared to the requirements of JCS Table 5 over the same period (350 x 6 years = 2,100 dwellings), this represents a shortfall of 472 dwellings.

Table A3.10	
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
Projected completion 2016/17	371
Total Completions 2011-17	1,628
JCS Requirement 2011-17 (350 x 6)	2,100
Difference 2011-17	-472

Updated Housing Requirement 2017-22 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 472 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 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 2011-17	(d) Revised (Five Year) housing requirement, 2017-22
2017/18	350	472	2,222
2018/19	350		
2019/20	350		
2020/21	350		
2021/22	350		
Totals	1,750	472	2,222

Final Housing Requirement 2017-22 inclusive of NPPF buffer

A3.12 Pursuant to national policy, an additional 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 2,666 dwellings for the period 2017-22 (see Table A3.12). This is the figure used to consider housing supply in Wellingborough, 2017-22.

Table A3.12	
Borough of Wellingborough – Five Year Housing requirement, 2017-22 (with buffer)	
Revised housing requirement +20%	2,666

Appendix 3: Housing Requirement Calculations, 2016-21

Corby Borough: Housing Requirement Calculations 2016-21

- A4.1 Table A4.1 below outlines that over the period 2011-16 2,065 dwellings were built in Corby Borough. Compared to the requirements of JCS Table 5 over the same period (460 x 5 years = 2,300 dwellings), this represents a shortfall of 235 dwellings.

Table A4.1	
Corby Borough Council – Housing delivery relative to JCS Policy 28, 2011-16	
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
Total Completions 2011-16	2,065
JCS Requirement 2011-16 (460 x 5)	2,300
Difference 2011-16	-235

Updated Housing Requirement 2016-21 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 235 dwelling shortfall identified at 31.03.2016 must be incorporated into the Borough's five year housing requirement for the period 2016-21 This is undertaken on the basis of Table A4.2 below.

Table A4.2			
Corby Borough Council – Rebased Five Year Housing requirement, 2016-21 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-16	(d) Revised (Five Year) housing requirement, 2011-16
2016/17	460	235	2,535
2017/18	460		
2018/19	460		
2019/20	460		
2020/21	460		
Totals	2,300	235	2,535

Final Housing Requirement 2016-21 inclusive of NPPF buffer

- A4.3 Pursuant to national policy, an additional buffer of 20% 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 3,042 dwellings for the period 2016-21 (see Table A4.3). This is the figure used to consider housing supply in Corby Borough, 2016-21 at Appendix 1.

Table A4.3	
Corby Borough Council – Five Year Housing requirement, 2016-21 (with buffer)	
Revised housing requirement +20%	3,042

East Northamptonshire District: Housing Requirement Calculations 2016-21

A4.4 Table A4.4 below outlines that over the period 2011-16 1,769 were built in East Northamptonshire. Compared to the requirements of JCS Table 5 over the same period (420 x 5 years = 2,100 dwellings), this represents a shortfall of 331 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
Total Completions 2011-16	1,769
JCS Requirement 2011-16 (420 x 5)	2,100
Difference 2011-16	-331

Updated Housing Requirement 2016-21 inclusive of past performance

A4.5 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5 year assessment period, the 331 dwelling shortfall identified at 31.03.2016 must be incorporated into the Council's five year housing requirement for the period 2016-21. This is undertaken on the basis of Table A4.5 below.

Table A4.5			
East Northamptonshire – Rebased Five Year Housing requirement, 2016-21 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-16	(d) Revised (Five Year) housing requirement, 2011-16
2017/18	420	331	2,431
2018/19	420		
2019/20	420		
2020/21	420		
2021/22	420		
Totals	2,100	331	2,431

Final Housing Requirement 2016-21 inclusive of NPPF buffer

A4.6 Pursuant to national policy, an additional buffer of 5% 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 2,553 dwellings for the period 2016-21 (see Table A4.6). This is the figure used to consider housing supply in East Northamptonshire 2016-21 at Appendix 1.

Table A4.6	
East Northamptonshire – Five Year Housing requirement, 2016-21 (with buffer)	
Revised housing requirement +5%	2,553

Kettering Borough: Housing Requirement Calculations 2017-22

A4.7 Table A4.7 below outlines that over the period 2011-16 2,033 dwellings were built in Kettering Borough. Compared to the requirements of JCS Table 5 over the same period (520 x 5 years = 2,600 dwellings), this represents a shortfall of 567 dwellings.

Table A4.7	
Kettering Borough – Housing delivery relative to JCS Policy 28, 2011-16	
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
Total Completions 2011-16	2,033
JCS Requirement 2011-16 (520 x 5)	2,600
Difference 2011-16	-567

Updated Housing Requirement 2016-21 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 567 dwelling shortfall identified at 31.03.2016 must be incorporated to the Borough's five year housing requirement for the period 2016-21. This is undertaken on the basis of Table A4.8 below.

Table A4.8			
Kettering Borough – Rebased Five Year Housing requirement, 2016-21 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-16	(d) Revised (Five Year) housing requirement, 2011-16
2017/18	520	567	3,167
2018/19	520		
2019/20	520		
2020/21	520		
2021/22	520		
Totals	2,600	567	3,167

Final Housing Requirement 2016-21 inclusive of NPPF buffer

A4.9 Pursuant to national policy, an additional buffer of 5% 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 3,325 dwellings for the period 2016-21 (see Table A4.3). This is the figure used to consider housing supply in Kettering Borough, 2016-21 at Appendix 1.

Table A4.9	
Kettering Borough – Five Year Housing requirement, 2016-21 (with buffer)	
Revised housing requirement +5%	3,325

Borough of Wellingborough: Housing Requirement Calculations 2017-22

A4.10 Table A4.10 below outlines that over the period 2011-16 1,257 dwellings were built in the Borough of Wellingborough. Compared to the requirements of JCS Table 5 over the same period (350 x 5 years = 1,750 dwellings), this represents a shortfall of 493 dwellings.

Table A4.10	
Borough of Wellingborough – Housing delivery relative to JCS Policy 28, 2011-16	
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
Total Completions 2011-16	1,257
JCS Requirement 2011-16 (350 x 5)	1,750
Difference 2011-16	-493

Updated Housing Requirement 2016-21 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 493 dwelling shortfall identified at 31.03.2016 must be incorporated to the Borough's five year housing requirement for the period 2016-21. This is undertaken on the basis of Table A4.11 below.

Table A4.11			
Borough of Wellingborough – Rebased Five Year Housing requirement, 2016-21 (no buffer)			
(a) Year	(b) JCS Annual Housing Requirement	(c) Projected shortfall 2011-16	(d) Revised (Five Year) housing requirement, 2011-16
2017/18	350	493	2,243
2018/19	350		
2019/20	350		
2020/21	350		
2021/22	350		
Totals	1,750	493	2,243

Final Housing Requirement 2016-21 inclusive of NPPF buffer

A4.12 Pursuant to national policy, an additional buffer of 20% 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 2,692 dwellings for the period 2016-21 (see Table A4.12). This is the figure used to consider housing supply in the Borough of Wellingborough, 2016-21 at Appendix 1.

Table A4.12	
Borough of Wellingborough – Five Year Housing requirement, 2016-21 (with buffer)	
Revised housing requirement +20%	2,692