

North Northamptonshire Joint Authorities' Monitoring Report 2013/14:

Assessment of Housing Land Supply relative to the
Interim Statement on Housing Requirements (January 2014) and
Pre-Submission Joint Core Strategy (January 2015)

NORTH NORTHAMPTONSHIRE AUTHORITIES' MONITORING REPORT

1st April 2013 – 31st March 2014

February 2015

Assessment of Housing Land Supply 2015-2020

Housing Land Supply Analysis, 2015-20

Introduction

The following pages provide an assessment of housing land supply on a local authority and sub-regional basis pursuant to [para 47](#) of the NPPF. In North Northamptonshire the 2008 Core Spatial Strategy (CSS) exists as the overarching Local Plan for the area within which housing requirements to 2021 are outlined. However, the basis for these requirements (the East Midlands Regional Plan), exceed the full objectively assessed housing needs of the area and have proved undeliverable due to the recession. The East Midlands Regional Plan was revoked in April 2013 with local authorities given greater control over the identification of housing requirements going forward. Following this, the NNJPU and local authorities have worked together to produce an [Interim Housing Statement](#) (IHS). This provides an objective assessment of housing need across the area to 2021 distributed in accordance with the adopted Core Spatial Strategy (superseding CSS targets in process). The robustness of the IHS has been tested through planning appeal and the Planning Inspectorate has accepted this as an appropriate interim update whilst the Joint Core Strategy is finalised. Consequently, **all authorities have adopted the IHS targets as the basis for calculation of housing land requirements pending the submission of the revised Joint Core Strategy.**

Pre-Submission Joint Core Strategy

Notwithstanding the above, secondary assessments have also been made of the respective Council's housing land supply relative to the Pre-Submission draft plan (Joint Core Strategy) as this contains the areas' objective assessment of housing need to 2031¹. This document is currently out for a 6 week consultation where feedback is sought before its submission to the Planning Inspectorate for formal examination (notwithstanding any major issues being raised with its content and/or the procedural process followed). **These assessments are for information purposes only at this stage.** However the weight that can be accorded to the JCS figures will increase as the plan progresses to adoption. Namely, the NPPF (para 216) says that decision-takers give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies to the NPPF.

Sedgefield Approach

Since the first AMR was produced in 2009, the NNJPU and partner authorities have followed the 'Liverpool'² method when considering the treatment of past underperformance relative to CSS housing requirements. This was in contrast to the 'Sedgefield'³ method which was a similarly accepted methodology in considering past undersupply. However, given the weight of appeal decisions advocating use of the Sedgefield approach, it has been collectively accepted that it would be inappropriate to use anything other than this methodology going forward (unless future guidance suggests otherwise). This is the first year in which the Sedgefield method will be used locally for such assessments.

The remainder of this paper now focuses on assessments of housing land supply by local authority.

¹ See Appendices B and C within this paper for details.

² The Liverpool method of calculating land supply spreads any shortfall of housing in the local plan from previous years over the whole remaining plan period.

³ The Sedgefield method adds any shortfall of housing over the next five years of the plan period.

**Corby Borough Council: Housing Land Supply 2015-20
(following the Interim Housing Statement)**

Table 1: Corby Borough: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Under construction	1,858 ⁴
Extant p/p (unimplemented at 31.03.2014)	370
Resolution to grant p/p subject to S106	506
Saved Local Plan allocations	40
West Corby (CSS allocation)	175
Specific Unallocated BF sites	281
Specific Unallocated GF sites	260
Windfall allowance (7 dpa 2017-20)	21
Non-Implementation of small permissions (<5 dwl)	-3
Total Supply 2015-20	3,508

Table 1 above outlines the components which comprise Corby Borough's identified housing land supply of 3,508 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This supply figure (3,508 dwellings) is used as the basis for determining the Borough's overall housing land supply relative to the requirements of the Interim Housing Statement ([Table 2](#)), with assessments made following the Sedgefield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table 2: Analysis of Corby Borough's housing supply against the Interim Housing Statement, 2015-20 (Sedgefield Method)	
(a) IHS Housing Requirement 2015-20 ⁵	2,950
(b) IHS Housing Requirement 2015-20 inclusive of shortfall 2011-15	3,590
(c) Housing Requirement + shortfall + 5% buffer: 3,770	Housing Requirement + shortfall + 20% buffer: 4,308
(d) Identified Housing supply 2015-20:	3,508
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 4.65 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 4.07 (d/c x 5)

Table 2 outlines the assessment of Corby Borough's housing land supply. As detailed in Appendix A, the Borough is anticipating a shortfall in housing delivery relative to IHS targets 2011-15. This amounts to 640 dwellings overall. Following the Sedgefield approach, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table 2 outlines the Borough's IHS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (3,590 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified

⁴ Includes 31 dwellings on commenced site at Corby Road, Weldon

⁵ As outlined in IHS

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housing supply 2015-20, as outlined in Table 1 above. Row (e) represents the assessment of how much housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently **unable** to demonstrate a five year supply of housing land relative to IHS requirements.

**East Northamptonshire Council: Housing Land Supply 2015-20
(following the Interim Housing Statement)**

Table 4: East Northamptonshire: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
RNOT Allocations	410
Emergent DPD allocations	606
Specific Unallocated BF sites	205
Extant p/p (started)	256
Extant p/p (unimplemented)	1,993
Total Supply 2015-20	3,470

Table 4 above outlines the components which comprise East Northamptonshire's identified housing land supply of 3,470 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This supply figure (3,470 dwellings) is used as the basis for determining the District's overall land housing supply relative to the requirements of the Interim Housing Statement ([Table 2](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table 5: Analysis of East Northamptonshire's housing supply against the Interim Housing Statement, 2015-20 (Sedgfield Method)	
(a) IHS Housing Requirement 2015-20 ⁶	1,650
(b) IHS Housing Requirement 2015-20 inclusive of shortfall 2011-15	1,830
(c) Housing Requirement + shortfall + 5% buffer: 1,922	Housing Requirement + shortfall + 20% buffer: 2,196
(d) Identified Housing supply 2015-20:	3,470
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 9.03 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 7.90 (d/c x 5)

Table 5 outlines the assessment of East Northamptonshire's housing land supply. As detailed in Appendix A, the District is anticipating a shortfall in housing delivery relative to IHS targets 2011-15. This amounts to 180 dwellings overall. Following the Sedgfield method, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table 5 outlines the District's IHS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (1,830 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table 4 above. Row (e) represents the assessment of how much housing land is available in the District, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to IHS requirements.

⁶ As outlined in IHS

**Kettering Borough Council: Housing Land Supply 2015-20
(following the Interim Housing Statement)**

Table 6: Kettering Borough: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Detailed p/p	973
Outline p/p	1,897
Resolution to grant p/p subject to S106	384
Under Construction	160
TCAAP	278
Emergent DPD allocations	380
Category 1 SHLAA sites	421
Specific Unallocated BF sites	77
Windfall site	28
Total	4,598

Table 6 above outlines the components which comprise Kettering Borough's identified housing land supply of 4,598 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This supply figure (4,598 dwellings) is used as the basis for determining the Borough's overall housing land supply relative to the requirements of the Interim Housing Statement ([Table 2](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table 7: Analysis of Kettering Borough's housing supply against the Interim Housing Statement, 2015-20 (Sedgfield Method)	
(a) IHS Housing Requirement 2015-20 ⁷	2,300
(b) IHS Housing Requirement 2015-20 inclusive of shortfall 2011-15	2,532
(c) Housing Requirement + shortfall + 5% buffer: 2,659	Housing Requirement + shortfall + 20% buffer: 3,038
(d) Identified Housing supply 2015-20:	4,598
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 8.65 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 7.57 (d/c x 5)

Table 7 outlines the assessment of Kettering Borough's housing land supply. As detailed in Appendix A, the Borough is anticipating a shortfall in housing delivery relative to IHS targets 2011-15. This amounts to 232 dwellings overall. Following the Sedgfield method, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table 7 outlines the Borough's IHS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (2,532 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table 6 above. Row (e) represents the assessment of how much

⁷ As outlined in IHS

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housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to IHS requirements.

**Borough Council of Wellingborough: Housing Land Supply 2015-20
(following the Interim Housing Statement)**

Table 8: Borough Council of Wellingborough: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Extant p/p	2,460
TCAAP	183
Resolution to grant p/p subject to S106	418
Saved Local Plan allocations	485
Emergent DPD allocations	130
Pre-Applications	61
CSS Allocation	200
Windfall allowance (44 dpa 2017-20)	132
Lapse Rate	-7
Total Supply 2015-20	4,062

Table 8 above outlines the components which comprise Wellingborough Council's identified housing land supply of 4,062 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This supply figure (4,062 dwellings) is used as the basis for determining the Borough's overall housing land supply relative to the requirements of the Interim Housing Statement ([Table 2](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table 9: Analysis of Wellingborough Council's housing supply against the Interim Housing Statement, 2015-20 (Sedgfield Method)	
(a) IHS Housing Requirement 2015-20 ⁸	2,250
(b) IHS Housing Requirement 2015-20 inclusive of shortfall 2011-15	3,159
(c) Housing Requirement + shortfall + 5% buffer: 3,317	Housing Requirement + shortfall + 20% buffer: 3,791
(d) Identified Housing supply 2015-20:	4,062
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 6.12 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 5.36 (d/c x 5)

Table 9 outlines the assessment of Wellingborough's housing land supply. As detailed in Appendix A, the Borough is anticipating a shortfall in housing delivery relative to IHS targets 2011-15. This amounts to 909 dwellings overall. Following the Sedgfield method, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table 9 outlines the Borough's IHS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (3,159 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table 8 above. Row (e) represents the assessment of how much

⁸ As outlined in IHS

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housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to IHS requirements.

**North Northamptonshire: Housing Land Supply 2015-20
(following the Interim Housing Statement)**

Table 10: North Northamptonshire: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Under construction	2,018
Saved Local Plan allocations	525
Emergent DPD allocations	1,116
Resolution to grant p/p subject to S106	1,308
Specific Unallocated BF sites	563
Adopted AAP allocations	461
RNOT allocations	410
Adopted CSS allocations	375
Extant p/p	7,949
Windfall	181
Specific Unallocated GF sites	260
Lapse rate	-10
sites without p/p at 31.03.2014	482
Total Supply 2015-20	15,638

Table 10 above outlines the components which comprise North Northamptonshire's housing land supply of 15,638 dwellings over the assessment period 2015-20. These figures represent the cumulative totals of Tables 1, 4, 6 and 8 as provided earlier in this paper and are as derived from the Housing Site Schedules available via Appendix D of this paper. This supply figure (15,638 dwellings) is used as the basis for determining North Northamptonshire's overall housing land supply relative to the requirements of the Interim Housing Statement ([Table 2](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table 11: Analysis of North Northamptonshire's housing supply against the Interim Housing Statement, 2015-20 (Sedgfield Method)	
(a) IHS Housing Requirement 2015-20 ⁹	9,150
(b) IHS Housing Requirement 2015-20 inclusive of shortfall 2011-15	11,111
(c) Housing Requirement + shortfall + 5% buffer: 11,667	Housing Requirement + shortfall + 20% buffer: 13,333
(d) Identified Housing supply 2015-20:	15,638
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 6.70 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 5.86 (d/c x 5)

Table 11 outlines the assessment of North Northamptonshire's housing land supply. As detailed in Appendix A, the area is anticipating a shortfall in housing delivery relative to IHS targets 2011-15. This

⁹ As outlined in IHS

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amounts to 1,961 dwellings overall. Following the Sedgefield method, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table 11 outlines the area's IHS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (11,111 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table 10 above. Row (e) represents the assessment of how much housing land is available in the area, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to IHS requirements.

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**Appendix A: Calculation of the Housing Land Requirement, relative to the Interim Housing
Statement, 2015-20**

Corby Borough

Table A1: Corby Borough Council: Performance relative to IHS 2011-15	
Recorded Completion 2011/12	482
Recorded Completion 2012/13	483
Recorded Completion 2013/14	342
Projected Completion 2014/15	413
Total Completions 2011-15	1,720
IHS Requirement 2011-15 (590*4)	2,360
Difference 2011-15	-640

Table A1 outlines that over the period 2011-15, it is anticipated that 1,720 new houses will have been built in Corby Borough. This is comprised of 1,307 actual completions 2011-14 and a projected 413 completions 2014/15. Compared to the requirements of the IHS over the same period (2,360 dwellings), this represents a shortfall of 640 dwellings.

Table A2: Corby Borough Council: Five Year IHS Housing Requirement (Req.), 2015-20 (Sedgefield)			
(a) Year	(b) IHS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	590	640	3,590
2016/17	590		
2017/18	590		
2018/19	590		
2019/20	590		
Totals	2,950	640	

To ensure the Borough considers this anticipated shortfall going forward (640 dwellings), this has been added to its IHS requirements, 2015-20, consistent with the Sedgefield methodology. In doing so the Borough's IHS requirement increases from 2,950 to 3,590 dwellings (Table A2 above).

Table A3: Corby Borough Council: IHS Housing Requirements 2015-20 (following Table A2)	
IHS:	3,590
IHS +5%	3,770
IHS +20%	4,308

Table A3 outlines the Borough's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 2 as found earlier within this paper.

East Northamptonshire

Table A4: East Northamptonshire: Performance relative to IHS 2011-15	
Recorded Completion 2011/12	184
Recorded Completion 2012/13	248
Recorded Completion 2013/14	313
Projected Completion 2014/15	395
Total Completions 2011-15	1,140
IHS Requirement 2011-15 (330*4)	1,320
Difference 2011-15	-180

Table A4 outlines that over the period 2011-15, it is anticipated that 1,140 new houses will have been built in East Northamptonshire. This is comprised of 745 actual completions 2011-14 and a projected 395 completions 2014/15. Compared to the requirements of the IHS over the same period (1,320 dwellings), this represents a shortfall of 180 dwellings.

Table A5: East Northamptonshire: Five Year IHS Housing Requirement (Req.), 2015-20 (Sedgefield)			
(a) Year	(b) IHS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	330	180	1,830
2016/17	330		
2017/18	330		
2018/19	330		
2019/20	330		
Totals	1,650	180	

To ensure the District considers this anticipated shortfall going forward (180 dwellings), this has been added to its IHS requirements, 2015-20, consistent with the Sedgefield methodology. In doing so the District's IHS requirement increases from 1,650 to 1,830 dwellings (Table A5 above).

Table A6 East Northamptonshire: IHS Housing Requirements 2015-20 (following Table A5)	
IHS:	1,830
IHS +5%	1,922
IHS +20%	2,196

Table A6 outlines the District's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 5 as found earlier within this paper.

Kettering Borough

Table A7: Kettering Borough Council: Performance relative to IHS 2011-15	
Recorded Completion 2011/12	313
Recorded Completion 2012/13	351
Recorded Completion 2013/14	540
Projected Completion 2014/15	404
Total Completions 2011-15	1,608
IHS Requirement 2011-15 (460*4)	1,840
Difference 2011-15	-232

Table A7 outlines that over the period 2011-15, it is anticipated that 1,608 new houses will have been built in Kettering Borough. This is comprised of 1,204 actual completions 2011-14 and a projected 404 completions 2014/15. Compared to the requirements of the IHS over the same period (1,840 dwellings), this represents a shortfall of 232 dwellings.

Table A8: Kettering Borough Council: Five Year IHS Housing Requirement(Req.), 2015-20 (Sedgefield)			
(a) Year	(b) IHS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	460	232	2,532
2016/17	460		
2017/18	460		
2018/19	460		
2019/20	460		
Totals	2,300	232	

To ensure the Borough considers this anticipated shortfall going forward (232 dwellings), this has been added to its IHS requirements, 2015-20, consistent with the Sedgefield approach. In doing so the Borough's IHS requirement increases from 2,300 to 2,532 dwellings (Table A8 above).

Table A9: Kettering Borough Council: IHS Housing Requirements 2015-20 (following Table A8)	
IHS:	2,532
IHS +5%	2,659
IHS +20%	3,038

Table A9 outlines the Borough's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 7 as found earlier within this paper.

Borough of Wellingborough

Table A10: Borough of Wellingborough: Performance relative to IHS 2011-15	
Recorded Completion 2011/12	122
Recorded Completion 2012/13	116
Recorded Completion 2013/14	255
Projected Completion 2014/15	398
Total Completions 2011-15	891
IHS Requirement 2011-15 (450*4)	1,800
Difference 2011-15	-909

Table A10 outlines that over the period 2011-15, it is anticipated that 891 new houses will have been built in the Borough of Wellingborough. This is comprised of 493 actual completions 2011-14 and a projected 398 completions 2014/15. Compared to the requirements of the IHS over the same period (1,800 dwellings), this represents a shortfall of 909 dwellings.

Table A11: Borough of Wellingborough: Five Year IHS Housing Requirement(Req.), 2015-20 (Sedgefield)			
(a) Year	(b) IHS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	450	909	3,159
2016/17	450		
2017/18	450		
2018/19	450		
2019/20	450		
Totals	2,250	909	

To ensure the Borough considers this anticipated shortfall going forward (909 dwellings), this has been added to its IHS requirements, 2015-20, consistent with the Sedgefield method. In doing so the Borough's IHS requirement increases from 2,250 to 3,159 dwellings (Table A11 above).

Table A12: Wellingborough: IHS Housing Requirements 2015-20 (following Table A5)	
IHS:	3,159
IHS +5%	3,317
IHS +20%	3,791

Table A12 outlines the Borough's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 9 as found earlier within this paper.

North Northamptonshire

Table A13: North Northamptonshire: Performance relative to IHS 2011-15	
Recorded Completion 2011/12	1,101
Recorded Completion 2012/13	1,198
Recorded Completion 2013/14	1,450
Projected Completion 2014/15	1,610
Total Completions 2011-15	5,359
IHS Requirement 2011-15 (450*4)	7,320
Difference 2011-15	-1,961

Table A13 outlines that over the period 2011-15, it is anticipated that 5,694 new houses will have been built across North Northamptonshire. This is comprised of 3,749 actual completions 2011-14 and a projected 1,610 completions 2014/15. Compared to the requirements of the IHS over the same period (7,320 dwellings), this represents a shortfall of 1,961 dwellings.

Table A14: North Northamptonshire: Five Year IHS Housing Requirement(Req.), 2015-20 (Sedgefield)			
(a) Year	(b) IHS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	1,830	1,961	11,111
2016/17	1,830		
2017/18	1,830		
2018/19	1,830		
2019/20	1,830		
Totals	9,150	1,961	

To ensure North Northamptonshire considers this anticipated shortfall going forward (1,961 dwellings), this has been added to its IHS requirements, 2015-20, consistent with the Sedgefield method. In doing so the total IHS requirement increases from 9,150 to 11,111 dwellings (Table A14 above).

Table A15: North Northamptonshire: IHS Housing Requirements 2015-20 (following Table A14)	
IHS:	11,111
IHS +5%	11,667
IHS +20%	13,333

Table A15 outlines North Northamptonshire's housing requirement, 2015-20, once provision is made for an additional buffer pursuant NPPF para 47. This forms the basis for the data in row C of Table 11 as found earlier within this paper.

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**Appendix B: Housing Land Supply Position relative to the Pre-Submission Joint Core Strategy
(January 2015), 2015-20**

**Corby Borough Council: Housing Land Supply 2015-20
(following the Pre-Submission JCS)**

Table B1: Corby Borough: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Under construction	1,858 ¹⁰
Extant p/p (unimplemented at 31.03.2014)	370
Resolution to grant p/p subject to S106	506
Saved Local Plan allocations	40
West Corby (CSS allocation)	175
Specific Unallocated BF sites	281
Specific Unallocated GF sites	260
Windfall allowance (7dpa 2017-20)	21
Non-Implementation of small permissions (<5 dwl)	-3
Total Supply 2015-20	3,508

Table B1 above outlines the components which comprise Corby Borough's identified housing land supply of 3,508 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. The total supply figure (3,508 dwellings) is used as the basis for determining the Borough's overall housing land supply relative to the requirements of the Pre-Submission Joint Core Strategy ([Table 4](#)), with assessments made following the Sedgefield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table B2: Analysis of Corby Borough's housing supply against the Pre-Submission JCS, 2015-20 (Sedgefield Method)	
(a) JCS Housing Requirement 2015-20 ¹¹	2,350
(b) JCS Housing Requirement 2015-20 inclusive of shortfall 2011-15	2,510
(c) Housing Requirement + shortfall + 5% buffer: 2,636	Housing Requirement + shortfall + 20% buffer: 3,012
(d) Identified Housing supply 2015-20:	3,508
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 6.66 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 5.82 (d/c x 5)

Table B2 outlines the assessment of Corby Borough's housing land supply. As detailed in Appendix C, the Borough is anticipating a shortfall in housing delivery relative to JCS targets 2011-15. This amounts to 160 dwellings overall. Following the Sedgefield approach, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table B2 outlines the Borough's JCS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (2,510 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified

¹⁰ Includes 31 dwellings on commenced site at Corby Road, Weldon

¹¹ As outlined in Table 4 of the Pre-Submission JCS

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housing supply 2015-20, as outlined in Table B1 above. Row (e) represents the assessment of how much housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to JCS requirements.

**East Northamptonshire Council: Housing Land Supply 2015-20
(following the Pre-Submission JCS)**

Table B3: East Northamptonshire: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
RNOT Allocations	410
Emergent DPD allocations	606
Specific Unallocated BF sites	205
Extant p/p (started)	256
Extant p/p (unimplemented)	1,993
Total Supply 2015-20	3,470

Table B3 above outlines the components which comprise East Northamptonshire's identified housing land supply of 3,470 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This supply figure (3,470 dwellings) is used as the basis for determining the District's overall housing land supply relative to the requirements of the Pre-Submission Joint Core Strategy ([Table 4](#)), with assessments made following the Sedgefield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table B4: Analysis of East Northamptonshire's housing supply against the Pre-Submission JCS, 2015-20 (Sedgefield Method)	
(a) JCS Housing Requirement 2015-20 ¹²	1,700
(b) JCS Housing Requirement 2015-20 inclusive of shortfall 2011-15	1,920
(c) Housing Requirement + shortfall + 5% buffer: 2,016	Housing Requirement + shortfall + 20% buffer: 2,304
(d) Identified Housing supply 2015-20:	3,470
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 8.61 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 7.53 (d/c x 5)

Table B3 outlines the assessment of East Northamptonshire's housing land supply. As detailed in Appendix C, the District is anticipating a shortfall in housing delivery relative to JCS targets 2011-15. This amounts to 220 dwellings overall. Following the Sedgefield approach, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table B4 outlines the District's JCS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (1,920 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table B3 above. Row (e) represents the assessment of how much housing land is available in the District, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to JCS requirements.

¹² As outlined in Table 4 of the Pre-Submission JCS

**Kettering Borough Council: Housing Land Supply 2015-20
(following the Pre-Submission JCS)**

Table B5: Kettering Borough: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Detailed p/p	973
Outline p/p	1,897
Resolution to grant p/p subject to S106	384
Under Construction	160
TCAAP	278
Emergent DPD allocations	380
Category 1 SHLAA sites	421
Specific Unallocated BF sites	77
Windfall site	28
Total	4,598

Table B5 above outlines the components which comprise Kettering Borough's identified housing land supply of 4,598 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This figure (4,598 dwellings) is used as the basis for determining the Borough's overall land housing supply relative to the requirements of the Pre-Submission Joint Core Strategy ([Table 4](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table B6: Analysis of Kettering Borough's housing supply against the Pre-Submission JCS, 2015-20 (Sedgfield Method)	
(a) JCS Housing Requirement 2015-20 ¹³	2,200
(b) JCS Housing Requirement 2015-20 inclusive of shortfall 2011-15	2,352
(c) Housing Requirement + shortfall + 5% buffer: 2,470	Housing Requirement + shortfall + 20% buffer: 2,822
(d) Identified Housing supply 2015-20:	4,598
(e) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 9.31 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 8.15 (d/c x 5)

Table B6 outlines the assessment of Kettering Borough's housing land supply. As detailed in Appendix C, the Borough is anticipating a shortfall in housing delivery relative to JCS targets 2011-15. This amounts to 152 dwellings overall. Following the Sedgfield approach, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table B6 outlines the Borough's JCS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (2,352 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table B5 above. Row (e) represents the assessment of how

¹³ As outlined in Table 4 of the Pre-Submission JCS

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much housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to JCS requirements.

**Borough Council of Wellingborough: Housing Land Supply 2015-20
(following the Pre-Submission JCS)**

Table B7: Borough Council of Wellingborough: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Extant p/p	2,460
TCAAP	183
Resolution to grant p/p subject to S106	418
Saved Local Plan allocations	485
Emergent DPD allocations	130
Pre-Applications	61
CSS Allocation	200
Windfall allowance (44 dpa 2017-20)	132
Lapse Rate	-7
Total Supply 2015-20	4,062

Table B7 above outlines the components which comprise Wellingborough Council's identified housing land supply of 4,062 dwellings over the assessment period 2015-20. These figures are as derived from the Housing Site Schedule available via Appendix D of this paper. This supply figure (4,062 dwellings) is used as the basis for determining the Borough's overall housing land supply relative to the requirements of the Pre-Submission Joint Core Strategy ([Table 4](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table B8: Analysis of Wellingborough Council's housing supply against the Pre-Submission JCS, 2015-20 (Sedgfield Method)	
(f) JCS Housing Requirement 2015-20 ¹⁴	1,250
(g) JCS Housing Requirement 2015-20 inclusive of shortfall 2011-15	1,359
(h) Housing Requirement + shortfall + 5% buffer: 1,427	Housing Requirement + shortfall + 20% buffer: 1,631
(i) Identified Housing supply 2015-20:	4,062
(j) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 14.23 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 12.45 (d/c x 5)

Table B8 outlines the assessment of the Borough of Wellingborough's housing land supply. As detailed in Appendix C, the Borough is anticipating a shortfall in housing delivery relative to JCS targets 2011-15. This amounts to 109 dwellings overall. Following the Sedgfield approach, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table B8 outlines the Borough's JCS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (1,359 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table B5 above. Row (e) represents the assessment of how

¹⁴ As outlined in Table 4 of the Pre-Submission JCS

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much housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to JCS requirements.

**North Northamptonshire: Housing Land Supply 2015-20
(following the Pre-Submission JCS)**

Table B9: North Northamptonshire: Composition of forecast housing supply, 2015-20	
Component	Yield 2015-20
Under construction	2,018
Saved Local Plan allocations	525
Emergent DPD allocations	1,116
Resolution to grant p/p subject to S106	1,308
Specific Unallocated BF sites	563
Adopted AAP allocations	461
RNOT allocations	410
Adopted CSS allocations	375
Extant p/p	7,949
Windfall	181
Specific Unallocated GF sites	260
Lapse rate	-10
sites without p/p at 31.03.2014	482
Total Supply 2015-20	15,638

Table B9 above outlines the components which comprise North Northamptonshire's housing land supply of 15,638 dwellings over the assessment period 2015-20. These figures represent the cumulative totals of Tables 1,4,6 and 8 as provided earlier in this paper are as derived from the Housing Site Schedules available via Appendix D of this paper. This supply figure (15,638 dwellings) is used as the basis for determining North Northamptonshire's overall housing land supply relative to the requirements of the Pre-Submission Joint Core Strategy ([Table 4](#)), with assessments made following the Sedgfield methodology plus 5 and 20% buffers (after NPPF [para 47](#)) for completeness.

Table B10: Analysis of North Northamptonshire's housing supply against the Pre-Submission JCS, 2015-20 (Sedgfield Method)	
(f) JCS Housing Requirement 2015-20 ¹⁵	7,500
(g) JCS Housing Requirement 2015-20 inclusive of shortfall 2011-15	8,141
(h) Housing Requirement + shortfall + 5% buffer: 8,548	Housing Requirement + shortfall + 20% buffer: 9,769
(i) Identified Housing supply 2015-20:	15,638
(j) Deliverable Housing Land (years), 2015-20 (inclusive of 5% buffer): 9.15 (d/c x 5)	Deliverable Housing Land (years), 2015-20 (inclusive of 20% buffer): 8.00 (d/c x 5)

Table B10 outlines the assessment of the North Northamptonshire's housing land supply. As detailed in Appendix C, the area is anticipating a shortfall in housing delivery relative to JCS targets 2011-15.

¹⁵ As outlined in Table 4 of the Pre-Submission JCS

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This amounts to 641 dwellings overall. Following the Sedgefield approach, provision needs to be made for this shortfall in the subsequent five year period (2015-20).

Row (a) in Table B10 outlines the area's JCS requirements 2015-20 before making any provision for this projected shortfall. Row (b) includes this provision (8,141 dwellings) and provides the baseline against which NPPF buffers (after para 47) are to be added (row (c)). Row (d) reiterates the identified housing supply 2015-20, as outlined in Table B5 above. Row (e) represents the assessment of how much housing land is available in the Borough, relative to recalibrated targets, between 2015-20. This shows that inclusive of both a 5% and 20% buffer, the Council is currently able to demonstrate a five year supply of housing land relative to JCS requirements.

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**Appendix C: Calculation of the Housing Land Requirement, relative to the Pre-Submission JCS,
2015-20**

Corby Borough

Table C1: Corby Borough Council: Performance relative to JCS 2011-15	
Recorded Completion 2011/12	482
Recorded Completion 2012/13	483
Recorded Completion 2013/14	342
Projected Completion 2014/15	413
Total Completions 2011-15	1,720
JCS Requirement 2011-15 (470*4)	1,880
Difference 2011-15	-160

Table C1 outlines that over the period 2011-15, it is anticipated that 1,720 new houses will have been built in Corby Borough. This is comprised of 1,307 actual completions 2011-14 and a projected 413 completions 2014/15. Compared to the requirements of the JCS over the same period (1,880 dwellings), this represents a shortfall of 160 dwellings.

Table C2: Corby Borough Council: Five Year JCS Housing Requirements, 2015-20 (Sedgefield)			
(a) Year	(b) JCS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	470	160	2,510
2016/17	470		
2017/18	470		
2018/19	470		
2019/20	470		
Totals	2,350	160	

To ensure the Borough considers this anticipated shortfall going forward (160 dwellings), this has been added to its JCS requirements, 2015-20, consistent with the Sedgefield approach. In doing so the Borough's JCS requirement increases from 2,350 to 2,510 dwellings (Table A2 above).

Table C3: Corby Borough Council: JCS Housing Requirements 2015-20 (following Table A2)	
JCS:	2,510
JCS +5%	2,636
JCS +20%	3,012

Table C3 outlines the Borough's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 2 as found earlier within this paper.

East Northamptonshire

Table C4: East Northamptonshire: Performance relative to JCS 2011-15	
Recorded Completion 2011/12	184
Recorded Completion 2012/13	248
Recorded Completion 2013/14	313
Projected Completion 2014/15	395
Total Completions 2011-15	1,140
JCS Requirement 2011-15 (340*4)	1,360
Difference 2011-15	-220

Table C4 outlines that over the period 2011-15, it is anticipated that 1,140 new houses will have been built in East Northamptonshire. This is comprised of 745 actual completions 2011-14 and a projected 395 completions 2014/15. Compared to the requirements of the JCS over the same period (1,360 dwellings), this represents a shortfall of 220 dwellings.

Table C5: East Northamptonshire: Five Year JCS Housing Requirements, 2015-20 (Sedgefield)			
(a) Year	(b) JCS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	340	220	1,920
2016/17	340		
2017/18	340		
2018/19	340		
2019/20	340		
Totals	1,700	220	

To ensure the District considers this anticipated shortfall going forward (220 dwellings), this has been added to its JCS requirements, 2015-20, consistent with the Sedgefield approach. In doing so the District's JCS requirement increases from 1,700 to 1,920 dwellings (Table A5 above).

Table C6 East Northamptonshire: JCS Housing Requirements 2015-20 (following Table A5)	
JCS:	1,920
JCS +5%	2,016
JCS +20%	2,304

Table C6 outlines the District's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 5 as found earlier within this paper.

Kettering Borough

Table C7: Kettering Borough Council: Performance relative to JCS 2011-15	
Recorded Completion 2011/12	313
Recorded Completion 2012/13	351
Recorded Completion 2013/14	540
Projected Completion 2014/15	404
Total Completions 2011-15	1,608
JCS Requirement 2011-15 (440*4)	1,760
Difference 2011-15	-152

Table C7 outlines that over the period 2011-15, it is anticipated that 1,608 new houses will have been built in Kettering Borough. This is comprised of 1,204 actual completions 2011-14 and a projected 404 completions 2014/15. Compared to the requirements of the JCS over the same period (1,760 dwellings), this represents a shortfall of 152 dwellings.

Table C8: Kettering Borough Council: Five Year JCS Housing Requirements, 2015-20 (Sedgefield)			
(a) Year	(b) JCS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	440	152	2,352
2016/17	440		
2017/18	440		
2018/19	440		
2019/20	440		
Totals	2,200	152	

To ensure the Borough considers this anticipated shortfall going forward (152 dwellings), this has been added to its JCS requirements, 2015-20, consistent with the Sedgefield approach. In doing so the District's JCS requirement increases from 2,200 to 2,352 dwellings (Table C8 above).

Table C9: Kettering Borough Council: JCS Housing Requirements 2015-20 (following Table A8)	
JCS:	2,352
JCS +5%	2,470
JCS +20%	2,822

Table C9 outlines the Borough's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 7 as found earlier within this paper.

Borough of Wellingborough

Table C10: Borough of Wellingborough: Performance relative to JCS 2011-15	
Recorded Completion 2011/12	122
Recorded Completion 2012/13	116
Recorded Completion 2013/14	255
Projected Completion 2014/15	398
Total Completions 2011-15	891
JCS Requirement 2011-15 (250*4)	1,000
Difference 2011-15	-109

Table C10 outlines that over the period 2011-15, it is anticipated that 891 new houses will have been built in the Borough of Wellingborough. This is comprised of 493 actual completions 2011-14 and a projected 398 completions 2014/15. Compared to the requirements of the JCS over the same period (1,000 dwellings), this represents a shortfall of 109 dwellings.

Table C11: Borough of Wellingborough: Five Year JCS Housing Requirements, 2015-20 (Sedgefield)			
(a) Year	(b) JCS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	250	109	1,359
2016/17	250		
2017/18	250		
2018/19	250		
2019/20	250		
Totals	1,250	109	

To ensure the Borough considers this anticipated shortfall going forward (109 dwellings), this has been added to its JCS requirements, 2015-20, consistent with the Sedgefield approach. In doing so the Borough's JCS requirement increases from 1,250 to 1,359 dwellings (Table C11 above).

Table C12: Wellingborough: JCS Housing Requirements 2015-20 (following Table A11)	
JCS:	1,359
JCS +5%	1,427
JCS +20%	1,631

Table C12 outlines the Borough's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 9 as found earlier within this paper.

North Northamptonshire

Table C13: North Northamptonshire: Performance relative to JCS 2011-15	
Recorded Completion 2011/12	1,101
Recorded Completion 2012/13	1,198
Recorded Completion 2013/14	1,450
Projected Completion 2014/15	1,610
Total Completions 2011-15	5,359
JCS Requirement 2011-15 (1,500*4)	6,000
Difference 2011-15	-641

Table C13 outlines that over the period 2011-15, it is anticipated that 5,359 new houses will have been built across North Northamptonshire. This is comprised of 3,749 actual completions 2011-14 and a projected 1,610 completions 2014/15. Compared to the requirements of the JCS over the same period (6,000 dwellings), this represents a shortfall of 641 dwellings.

Table C14: North Northamptonshire: Five Year JCS Housing Requirements, 2015-20 (Sedgefield)			
(a) Year	(b) JCS: Annual Housing Req.	(c) Projected Shortfall 2011-15	(d) Five Year Housing Req. 2015-20 (b)+(c)
2015/16	1,500	641	8,141
2016/17	1,500		
2017/18	1,500		
2018/19	1,500		
2019/20	1,500		
Totals	7,500	641	

To ensure North Northamptonshire considers this anticipated shortfall going forward (641 dwellings), this has been added to its JCS requirements, 2015-20, consistent with the Sedgefield approach. In doing so the total JCS requirement increases from 7,500 to 8,141 dwellings (Table C14 above).

Table C15: North Northamptonshire: JCS Housing Requirements 2015-20 (following Table A14)	
JCS:	8,141
JCS +5%	8,548
JCS +20%	9,769

Table C15 outlines North Northamptonshire's housing requirement, 2015-20, once provision is made for an additional buffer pursuant to NPPF para 47. This forms the basis for the data in row C of Table 11 as found earlier within this paper.

Appendix D: Local Authority Housing Site Schedules

1. Corby Borough Council:
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1496>
2. East Northamptonshire Council:
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1495>
3. Kettering Borough Council:
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1494>
4. Borough Council of Wellingborough:
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1493>