
Housing Land Supply

SYNOPSIS

The purpose of this report is to inform the Committee of amendments to the North Northamptonshire Interim Housing Statement following the recent public consultation and update the Councils five year land supply position against the newly identified requirements.

1.0 Introduction

- 1.1 Successive national planning policy guidance, most recently encompassed in the National Planning Policy Framework, has required local planning authorities to maintain a five year supply of housing land.
- 1.2 Members will be aware that the Council has worked closely with the North Northamptonshire Joint Planning Unit and partners to produce an Interim Housing Statement which sets out the approach to meeting five year housing requirements in North Northamptonshire.

2.0 Background

- 2.1 The North Northamptonshire Joint Planning Unit conducted an eight weeks public consultation on the Interim Housing Policy Statement between 16th August and 11th October 2013. This comprised Part A, which set out a proposed approach to housing requirements based on new national guidance and evidence, and Part B which was endorsed at Local Plan Committee on 3rd July 2013 that presented information on the sites within Corby that will contribute to meeting the housing requirements in Part A.
- 2.2 The Joint Planning Committee agreed a revised Part A of the Interim Statement as a material consideration that should be taken into account in the calculation of housing land requirements at its meeting on 9th January 2014 following consideration of consultation responses and further work, including legal advice and updated demographic modelling.
- 2.3 The purpose of this report is to consider the consultation responses to Part B and to update the five year housing land supply position against the requirements of a revised Part A of the Interim Statement.

3.0 Public Consultation

- 3.1 Feedback to the consultation exercise identified a number of specific issues that will have a bearing on the housing land supply position for Corby:

Components of housing land supply

- 3.2 Concerns were expressed that the housing land supply calculations included land that did not have the benefit of planning permission, which it was argued was contrary to the National Framework.
- 3.3 The National Planning Policy Framework indicates that for sites to be included in the five year supply of housing they must be deliverable. The National Framework describes in uncharacteristic detail how a deliverable site should be defined:

“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.”

- 3.4 The National Framework does not prohibit the use of sites without planning permission, indeed the inclusion of sites without planning permission has been accepted at several inquiries where there is clear evidence to demonstrate that they can be built within five years. Furthermore, the draft National Planning Policy Guidance published in August 2013 confirmed that sites without planning permission can be considered capable of being delivered within a five year timeframe if there are no significant constraints to overcome.
- 3.5 The housing land supply calculations for Corby include a number of sites without planning permission as explained in a report to Local Plan Committee on 3rd July 2013. All the sites included are specific projects where there are no obvious constraints to overcome and active discussion are underway regarding their development. **It is therefore, appropriate to retain in the five year housing land calculations.** It should be noted that a number of the identified sites without planning permission have made significant progress through the planning system since the consultation document was published, most notably land off Stanion Lane, West Glebe Park and Canada Square.

Non-implementation allowance

- 3.6 Concerns were raised that the housing land supply calculations within the consultation document made no provision for non-implementation of some existing planning consents. A number of respondents suggested a 10% discount be applied to all extant permissions and cited this as best practice as identified through appeal decisions.
- 3.7 Over 96% of the sites with planning permission (on sites of five or more dwellings) are already under construction, therefore, **it is not considered appropriate to apply a non-implementation allowance.** A non-implementation allowance has, however, been applied to small permissions (sites of fewer than five dwellings) in accordance with the Strategic Housing Land Availability Assessment.

Phasing

- 3.8 A number of respondents considered that the phasing assumptions are too optimistic as to the levels of development which will occur between 2014 and 2019, notably in relation to the Sustainable Urban Extensions.
- 3.9 It is acknowledged that the phasing assumptions used in the calculations are not an exact science, but officers maintain dialogue with site promoters, agents and landowners to ensure that the assumptions are robust and based on the most up-to-date information available. A review of the phasing assumptions based on latest information highlights that Priors Hall is under construction at a slower rate than anticipated by the developer. Having reviewed the intelligence with the relevant case officer **it is considered that a more realistic number to be delivered over the next five years would be 1,519 dwellings.**

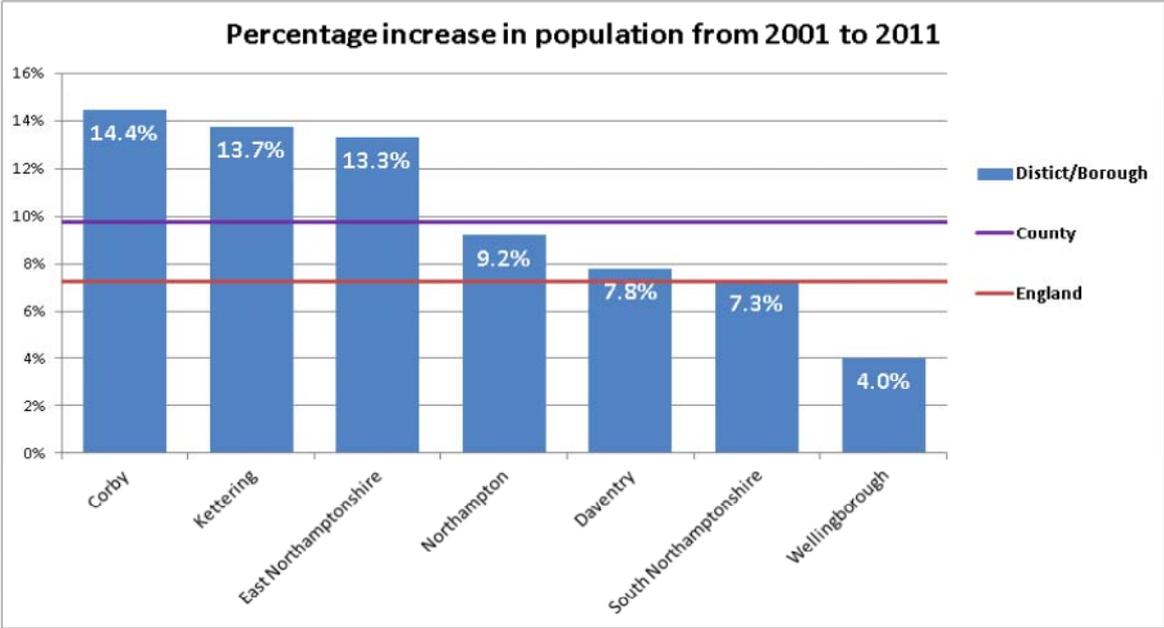
Windfall Allowance

- 3.10 In accordance with the National Planning Policy Framework the housing land supply calculations include a windfall allowance. The consultation document included an allowance of 21 dwellings per annum based on evidence set out in the report to Local Plan Committee on 3rd July 2013. Concerns have been expressed about the double counting of this figure with small sites permissions. It is therefore suggested that **windfalls are discounted by excluding them entirely from the first two years of the five year supply calculations.**

Buffer

- 3.11 The National Framework requires Council's to plan for an additional 'buffer' allowance of 5% on their land supply to 'ensure choice and competition in the market for land' (paragraph 47). The same paragraph sets out that 'where there has been a record of persistent under-delivery of housing, local authorities should increase this buffer to 20%, to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'.
- 3.12 The report to Local Plan Committee on 3rd July 2013 considered that a 20% buffer was appropriate in Corby based on the number of houses built in the Borough over the past five

years against the aspirational targets in the adopted Core Spatial Strategy. However recent appeal decisions have provided a fresh interpretation of the National Planning Policy Framework, and it can be argued that a 5% buffer would be more appropriate. Corby has consistently delivered high levels of housing development as illustrated by population growth between 2001 and 2011 censuses, which for Corby has been double the national average.



Source NCC report on 2011 Census results (Business Intelligence Reporting Team)

3.13 Corby Borough Council remains ambitious to increase the rate of house building and is a pro-active authority in relation to development. Positive measures have been implemented to increase the supply of deliverable housing land, including working with ATLAS, introduction of the deferred developer contributions, operating a flexible approach to the renegotiation of Section 106 agreements to overcome viability and deliverability and bringing forward significant additional land for housing in the emerging replacement Core Strategy.

3.14 For Corby Borough Council, it is therefore considered that a **5% buffer is appropriate**.

4.0 Updated Assessment

4.1 The five year housing requirement for the Borough, as identified in the revised Part A of the Interim Statement is 3,198 dwellings. Application of the 5% buffer to this figure brings the five year housing requirements up to 3,358 dwellings. Appendix 1 identifies a schedule of sites to achieve these requirements comprising extant planning permissions, sites with resolution to grant planning permission subject to S106, and sites without planning permission but where clear evidence exists as to their deliverability within five years. Relative to the housing requirement of 3,358 dwellings, the schedule sets out 5.26 years worth of deliverable housing land.

A	Housing Requirement 2014-19	3,198
B	Housing Requirement 2014-19 (+5% buffer)	3,358
C	Supply of deliverable sites	
	• Extant planning permissions	2,503
	• Applications with resolution to grant	663
	• Sites without planning permission	306
	TOTAL	3,472
D	Windfall allowance based on past performance	63
E	Total deliverable supply 2014-19 (C + D)	3,535
F	Number of years housing land (E/B) x 5	5.26

4.2 The five year housing land supply will be subject to review following 1st April 2014 as soon as the annual monitoring of sites is complete. Following this date actual completions for 2013/14 will be known.

5 Issues to be taken into account:-

Policy Priorities

The ability of the Council to demonstrate a five year supply of deliverable sites for housing has a direct impact on the way decisions on planning applications for residential development are determined. As such it affects the ability of the Council to pursue its local plan and has potential impacts on all the Council corporate priorities, in particular:

- Regularly exceed the Government's housing growth targets in terms of both quality and quantity of new housing;
- Encourage environmentally sustainable regeneration and growth; and
- Reduce the impact our actions have on climate change.

Financial

None directly related to this report. However members need to be aware of possible cost implication associated with defending planning applications at appeal.

Legal

Planning and Compulsory Purchase Act 2004

National Planning Policy Framework

Performance Information

None directly related to this report

Best Value, Human Rights and Community Safety

None directly related to this report

Equalities and Sustainability

None directly related to this report

Risk Management

It is a requirement of the National Planning Policy Framework that local planning authorities demonstrate a five year deliverable supply of housing land. Should the Council, as the local planning authority, be unable to fulfil this requirement, then it is extremely vulnerable to losing appeals on residential planning applications. Consequently housing may end up being built in locations which the Council and local community consider unsuitable.

Authority exist, for example, to the effect that in the absence of a five year housing land supply that there will no longer be a presumption against development in the countryside.

Although nationally significant designations such as Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest will continue to be protected, local landscape designations will receive less (or even no extra) protection than has historically been the case.

Further, it should be noted that Councils are at present (and will for the foreseeable future) be under considerable pressure to pick which planning appeals it fights, since under the provisions of the Growth and Infrastructure Act 2013 too high a loss rate at appeal is one criterion on which a Council may be 'designated'. A designated Council effectively has its planning powers reduced with applications for major developments being made directly to the Secretary of State.

6 Conclusion

6.1 A review of housing land supply shows that the Borough presently has a 5.26 year housing land supply. This up-to-date position will inform policy making, consideration of planning applications and Council decision making.

Recommendation

The Committee is invited to adopt the Interim Housing Statement as a material consideration to be taken into account in the calculation of housing land requirements

The Committee notes that the Council currently has a 5.26 years housing land supply against the Interim Housing Statement

Appendices

Appendix 1 – Housing Land Supply Schedule

Background Papers

Report to the Joint Planning Committee (9th January 2014) [Interim Housing Statement](#)

[Interim Housing Statement](#), January 2014

Report to Local Plan Committee (3rd July 2013) [Interim Housing Policy Statement](#)

[Draft Interim Policy statement on housing requirements in the North Northamptonshire Housing Market Area](#), August 2012

Officers to Contact

Terry Begley, Principal Planner Local Plans

Appendix 1 – Housing Land Supply Schedule

Extant planning permissions at 1st April 2013

Location	2014/15	2015/16	2016/17	2017/18	2018/19	Total five year supply
Priors Hall	100	289	375	425	330	1,519
Little Stanion	121	121	121	121	121	484
Oakley Vale	70	70	70	65	0	279
Corby Road, Weldon	0	10	21	0	0	31
Arran Way	18	19	18	0	0	55
North of Cottingham Road	23	23	0	0	0	46
50 Stephenson Way	0	11	0	0	0	11
Alexandra Road	0	7	0	0	0	7
Land at Finland Way	40	0	0	0	0	40
Small permissions	18	19	0	0	0	31
TOTAL	370	589	605	611	451	2,503

A lapse rate was applied to the small permissions as per the approach in the SHLAA. Accordingly the deliverable supply is consequently reduced by 6 dwellings to give a revised total of 31 dwellings.

Applications with resolution to grant

Location	Justification	Total five year supply
Weldon Park	The Council has resolved to grant consent for sustainable urban extension subject to the applicant entering into a legal agreement. The case officer advises that Section 106 legal negotiations are nearing agreement and that the developer is already working on design codes. There is capacity for 1,000 homes on this site. It is expected that no more than 550 could however be delivered within the five year housing land supply period.	550
Our Lady Pope John School (Tower Hill)	Planning permission for 95 dwellings granted. The landowners have appointed Montague Evans to market the site. It is therefore expected that all 95 homes will be delivered during the five year period.	95
West Glebe Park	Development for 18 dwellings is underway.	18
		663

Sites without planning permission

Location	Justification	Total five year supply
Former Kingswood School	The Council has resolved to grant outline planning permission for 90 dwellings subject to the applicant entering into a legal agreement. The case officer advises that Section 106 legal negotiations are drawing to a close. Agents acting on behalf of the landowner indicate that housing could be built out by 2017.	90
Former Beanfield School	The Council has resolved to grant outline planning permission for 96 dwellings subject to the applicant entering into a legal agreement. Agents acting on behalf of the landowner indicate that housing could be built out by 2017.	96
Canada Square	A developer has been appointed and grant funding committed to ensure delivery within five years. Planning application submitted in January 2014 for demolition of 43 properties. A decision to exclude Maple House reduces the development capacity to 36 homes.	-7
Hunting Lodge, Cottingham	This site was granted planning permission for 18 houses in May 2013. It is considered highly likely that this	18

	unconstrained site will be delivered within the 5 year timeframe.	
Land off Stanion Lane	Planning consent for 32 dwellings granted in December 2013. Site is owned by a developer anxious to commence development and it is considered highly likely that this site will be delivered within the 5 year timeframe.	32
Boston Close	A developer is about to be appointed and grant funding is committed to ensure delivery within the next five years. Planning application to be submitted in March 2014	26
Former Rangers Club	Developer has applied for planning permission to demolish the premises and build 24 houses on the site. The developer expects building to start in the summer with the homes completed by the middle of 2015	24
Forest Gate Road	Application for 27 houses submitted	27
		306