
Update on Five Year Housing Land Supply

SYNOPSIS

The purpose of this report is to update Members on the current five year housing land supply position in Corby Borough Council.

1. Background

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and annually update a sufficient supply of deliverable housing sites for a minimum period of 5 years, assessed against local housing requirements. This policy requirement, known as the 'five year housing land supply', will ensure that the Local Authority can meet the future housing needs of the Borough.
- 1.2 Furthermore, Local Planning Authorities should include an additional buffer to ensure choice and competition in the market for land, allow for any fluctuations in the market during that year and provide a realistic prospect of achieving the planned supply. The appropriate buffer is dependent on the local authority's specific circumstances, for example, delivery rates over preceding years.
- 1.3 Paragraph 11(d) and corresponding footnote 7 of the NPPF state that where an authority is unable to demonstrate a five year housing land supply, relevant policies are considered out of date. For decision making, this means that planning permission should be granted unless "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework [the NPPF] taken as a whole*" (paragraph 11(d)).
- 1.4 The NPPF and National Planning Practice Guidance (NPPG) provide direction on how an authority can assess their housing land supply, in particular that evidence should be clearly and transparently set out. The information within this report provides robust evidence for the Council and can be used when considering planning applications.

2. Methodology

- 2.1 The Council's updated position in relation to its five year supply is set out in Appendix 1 which provides full details about the methodology for calculating the five year housing land supply, including details of the sites that make up the five year supply and the Councils assessment of their deliverability. The calculation involves four key stages, detailed below.

Stage 1 - Identify the five year period

- 2.2 The Council must identify the five year period. Table 1 highlights the five year period adopted for our housing land assessment. This approach takes a 'forward look' from the start of the next monitoring period, and is consistent with the North Northamptonshire Authorities Monitoring Report (AMR).

Table 1 – Five Year Assessment Period

Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
1 April 2018 to 31 March 2019	1 April 2019 to 31 March 2020	1 April 2020 to 31 March 2021	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023	1 April 2023 to 31 March 2024

Stage 2 - Calculate the housing requirement

Housing Target

- 2.3 To identify a five year housing land supply, a local housing requirement needs to be identified. The housing requirement for Corby Borough Council are identified in the [North Northamptonshire Joint Core Strategy](#), adopted July 2016 (Policy 28). The housing requirement for Corby is an average of 460 dwellings per year, during the 2011-2031 plan period.

Completions

- 2.4 To maintain the supply of housing, local authorities should monitor the progress of build out rates for sites with planning permission. The table below shows the number of dwellings completed between 2011/12 and 2017/18, against the requirements of the Joint Core Strategy.

Table 2 - Housing Completions and cumulative performance since 2011 relative to Joint Core Strategy requirements

Year	Joint Core Strategy Target	Actual Delivery (Net completions)	Annual Difference	Cumulative Difference
2011/12	460	482	22	22
2012/13	460	483	23	45
2013/14	460	342	-118	-73
2014/15	460	390	-70	-143
2015/16	460	369	-91	-234
2016/17	460	349	-111	-345
2017/18	460	597	137	-208
Totals	3,220	3,012		-208

- 2.5 During 2017/18, 597 dwellings were completed, exceeding the annual target of 460 dwellings. For the current monitoring period, 1 April 2018 to 31 March 2019, the number of dwellings forecast to be completed is 496.

Shortfall

- 2.6 Table 2 demonstrates that since the start of the plan period to 31 March 2018, Corby has under delivered by 208 dwellings against the Joint Core Strategy requirement. Although the number of completions has improved over the last year, and is expected to continue to meet and exceed the target, the shortfall must be addressed in the five year housing supply calculation, to demonstrate the Councils commitment to meeting supply requirements.

Appropriate Buffer

- 2.7 The NPPF sets out the requirement for the supply of deliverable sites to be augmented by an appropriate buffer. To address the housing shortfall in previous years, the Council has adopted a 20% buffer, to improve the prospect of achieving the planned supply.

Calculating the Housing Requirement Summary

- 2.8 In summary, the housing requirement for 2019-20 to 2023-2024 is as follows:

Table 3: Five Year housing requirement 2019-2024

Joint Core Strategy
Basic Target – 2,300
Shortfall – 172
20% buffer – 494
Total Requirement – 2,966

Stage 3 - Identify the deliverable supply

- 2.9 The NPPF provides clear advice as to what can and cannot be considered a 'deliverable site'. It indicates that for sites to be considered 'deliverable', they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years. Furthermore, the NPPF definition specifies that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin within five years.
- 2.10 Therefore, the Council gave careful consideration to sites included in the calculation. The following sites have been identified:
- Sites with detailed planning permission, as at the 31 March 2018
 - Sites with outline planning permission
 - Sites with permission in principle
 - Sites on the Brownfield Register that do not have extant planning permission,
 - Sites allocated in the development plan
 - Sites pending a decision, as at the 31 March 2018, will be included where we are able to provide clear evidence that planning permission will be granted, completions are realistic within five years, and that sites are available now.
 - A contribution from Windfall sites

Evidence

- 2.11 The NPPF states that there should be clear evidence to demonstrate sites are available now and deliverable within the five year period. Furthermore, the NPPG emphasises the importance of adequate and sufficient consultation with those responsible of housing delivering. Regular contact with developers, land owners and agents, development management case officer and other departments within the authority, has informed our evidence on deliverability.
- 2.12 In light of the revised NPPF and further to debate at recent appeals, continual improvements have been made to the methodology of the five year housing supply assessment. This includes starting consultation earlier and more frequent engagement with those involved in the delivery, and testing our assumptions with developers to ensure our assessment of deliverability is robust.

Summary of Delivery

- 2.13 In summary, the following dwellings are expected to be delivered in the next five years in Corby Borough:

Site Category	Total
Sites with detailed planning permission for >10 dwellings	930 dwellings
Sites with detailed planning permission for <10 dwellings	55 dwellings
Sites with outline planning permission for >10 dwellings	971 dwellings
Sites with permission in principle (subject to S106)	150 dwellings
Sites allocated in the development plan	421 dwellings
Sites on the Brownfield Register	80 dwellings
Sites pending a decision	501 dwellings
Windfall Allowance	45 dwellings
Total	3,153 dwellings

Stage 4 – Compare the supply against the requirement

- 2.14 The table below sets out the results of the five year housing land supply calculations:

Five Year Supply Calculation 2019/20– 2023/2024	
(a) 5 year housing requirement + 20% buffer	2,966
(b) Supply of Deliverable Sites	3,153
(c) Deliverable housing land (years), (b/a x 5)	5.3

3. Conclusion

- 3.1 This report has set out the methodology to assess our current five year housing land supply. Based on this assessment, Corby Borough Council can demonstrate a 5.3 year deliverable supply of housing against the Joint Core Strategy requirement, inclusive of 20% buffer. This is quite clearly a marginal figure. If the Council cannot demonstrate a five year supply of deliverable sites it may be vulnerable to sites being granted permission for development which fall outside of the adopted local planning framework. Consequently, officers advise that the Council continues to closely monitor the delivery of new dwellings and take advantage of every reasonable opportunity to improve housing land supply in order to secure a more robust position for managing planning decisions.

4. Issues to be taken into account:-

Policy Priorities

Building new houses for sale and rent and improving existing stock is one of the priorities of the Corporate Plan 2015-2020. Specifically, the Council should maintain a supply of specific deliverable sites sufficient to provide five years worth of housing.

Financial

There are no direct financial implications arising from this report. The work on collecting data and preparing updates to the five year land supply position are met within existing budgets. However members need to be aware of possible cost implications associated with seeking to run any five year land supply argument, in respect of refusal of planning applications, if there is a subsequent appeal

Legal

NPPF requires local planning authorities to assess whether they have a supply of specific, deliverable sites which is sufficient to meet their identified housing requirement over a five-year period. Whether or not the Council can demonstrate a five-year supply of 'deliverable' housing sites is important as this needs to be considered when planning applications for new housing are determined.

These five-year housing land supply assessments are required to be updated on a yearly basis, unless the council decides to update them more regularly. A more regular update may be required where significant new evidence comes to light, for example if new evidence is published in regard to housing need or if a large new housing site suddenly becomes available

Human Rights, Community Safety, Equalities and Sustainability

None directly linked to this report.

Best Value

None directly linked to this report.

Risk Management

Planning on the basis of a fragile five year supply of housing land increases the risk that refusals of planning permission for residential development could be challenged with associated cost implications of appeals and diversion of resources from plan making.

6. Recommendation

To note the content of this report and acknowledge the approach taken to calculate the five year housing land supply.

Background Papers

[National Planning Policy Framework](#), July 2018

[North Northamptonshire Joint Core Strategy 2011-2031](#), July 2016

[National Planning Practice Guidance](#)

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Housing Land Supply Statement

Base dated 31 March 2018

1.0 Introduction

- 1.1 The [National Planning Policy Framework](#) (NPPF), revised 24 July 2018, states (paragraph 73) that a local planning authority is required to identify and annually update a sufficient supply of specific deliverable housing sites for a minimum period of five years against their housing requirement, set out in the adopted strategic policies, or against local housing need where the strategic policies are more than five years old. This should include an additional buffer to ensure choice and competition in the market for land, allow for any fluctuations in the market during that year and provide a realistic prospect of achieving the planned supply. National Planning Practice Guidance (NPPG) states that sites must be available and deliverable now.
- 1.2 Significant weight needs to be attached to the Council's five year housing land supply assessment in decision making. Paragraph 11 (d) and corresponding footnote 7 of the NPPF state that the relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable sites, or where the Housing Delivery Test (HDT) indicates that the delivery of housing is substantially below the housing requirement over the preceding 3 financial years. Where this is the case, *a presumption in favour of sustainable development* will be applied.
- 1.3 This report sets out the assessment of the housing land supply position in Corby Borough at 31 March 2018 pursuant to the above requirements. However, as the publication date of this document is 21 November 2018, it reflects information known up to the date of publication.

2.0 Methodology

- 2.1 This report sets out the Council's methodology to calculating the five year deliverable housing land supply which can be divided into four key stages:
- Identify the five years period
 - Calculate the housing requirement (target)
 - Identify the deliverable supply
 - Compare the supply against the requirement

3.0 Identify the five years period

- 3.1 The first stage in calculating the five year land supply is to establish what assessment period the five years will cover and identify the start date.
- 3.2 Neither the revised NPPF nor NPPG specifies which 5 year period should be calculated. The North Northamptonshire Authorities Monitoring Report (AMR) takes a 'forward look' from the start of the next monitoring period. This ensures that at any point during the current year the five year land supply assessment will include a full five year supply of land. In accordance with this approach the five year period is shown in the table below.

Table 1: Five Year Assessment Period

Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
1 April 2018 to 31 March 2019	1 April 2019 to 31 March 2020	1 April 2020 to 31 March 2021	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023	1 April 2023 to 31 March 2024

- 3.3 For comparison purposes calculations using the five year period including the current year are provided in Table 8 covering the period 2018-2023.

4.0 Calculate the housing requirement

Housing Target

- 4.1 In order to calculate a five year housing land supply, a requirement needs to be identified against which supply can be measured.

- 4.2 The basis for determining an authority's five year housing land supply requirement (as set out in paragraph 73 of the Framework) is either:
- an up to date housing requirement set out in strategic policies (where these are less than five years old, or older if they have been reviewed within the five years and do not need updating); or
 - local housing need. Using this as the baseline where policies are out of date is intended to simplify the planning application and appeals process by ensuring a consistent approach.
- 4.3 For the purposes of this assessment the housing requirements for Corby are identified in the Joint Core Strategy, adopted in July 2016. Policy 28 of the [North Northamptonshire Joint Core Strategy](#) sets out the housing requirements for Corby which is summarised below.

Table 2: Housing Requirements for Corby Borough 2011-31

Share of Objectively Assessed Need in the Housing Market Area		Annual Average Dwellings 2011-2031	Total 2011-2031
Corby Borough ¹	Requirement	460	9,200
	Strategic Opportunity	(710)	(14,200)

- 4.4 The target described as a 'Strategic Opportunity' is based on an ambition for an additional level of housing that will contribute towards the local objective of doubling the population and support ongoing regeneration of the town. This is an additional level of growth above the objective assessment of need identified as required for the Borough and attainment of it is dependent on the strength of the local housing market to support this. On this basis, as is clear in the Joint Core Strategy, it is therefore, not a requirement against which five year land supply is assessed.

Completions

- 4.5 To maintain the supply of housing, the NPPF states (paragraph 75) local authorities should monitor progress in building out sites which have permission. The record of progress on development sites is based mainly on building control and NHBC records, which monitor the start and completion of dwellings. In some cases there is a delay between the actual completion of a dwelling and the issuing of a completion notice by building control or NHBC. In a few cases information on completions is based on sites visits or other up-to-date information such as Council Tax registrations.
- 4.6 The table below shows the number of dwellings completed between 2011/12 and 2017/18 against the requirements of the Joint Core Strategy. During 2017/18, 597 dwellings were completed, exceeding the annual target of 460. This equates to 129% delivery against the strategic requirement and, represents the highest delivery of net dwellings in Corby Borough since records began.

Table 3: Housing Completions and cumulative performance since 2011 relative to Joint Core Strategy requirements

Year	Joint Core Strategy Target	Actual Delivery (Net completions)	Annual Difference	Cumulative Difference
2011/12	460	482	22	22
2012/13	460	483	23	45
2013/14	460	342	-118	-73
2014/15	460	390	-70	-143
2015/16	460	369	-91	-234
2016/17	460	349	-111	-345
2017/18	460	597	137	-208
Totals	3,220	3,012		-208

¹ The figures includes 700 dwellings from the Priors Hall Sustainable Urban Extension that extends into East Northamptonshire District

- 4.7 For the current monitoring period 1 April 2018 to 31 March 2019 the number of dwellings forecast to be completed is 496. The position at the end of September 2018 is 298 net completions.
- 4.8 Net completions in this report take account of any conversions, redevelopment or demolition of existing dwellings that will have an impact on housing delivery figures. There were no demolitions of housing in Corby Borough during 2017/18. Furthermore, there are no known demolitions that will have an impact on the 5 year housing land supply for this period 2019/20 to 2023/24.
- 4.9 Paragraph 048 (3-048-20180913) of the NPPG requires a breakdown of housing completions by type of development, for example affordable housing. A breakdown of delivery according to type of development can be found in the AMR on the following link <http://www.nnjpd.org.uk>. This includes delivery of affordable homes, percentage on brownfield sites, provision for older households and self/custom builds. The 2017/18 AMR will be updated and made live on the North Northamptonshire Joint Planning and Delivery Unit website early 2019.

Housing Shortfall

- 4.10 As outlined through Table 3, since the start of the plan period to 31 March 2018, the Council has under delivered by 208 dwellings against the requirements of the Joint Core Strategy, despite the number of completions exceeding the Joint Core Strategy requirements for the last period 2017/18. The number of completions is expected to continue to meet or exceed the Joint Core Strategy requirement going forward. However, despite an improving performance, it is predicted that there will still be a cumulative shortfall of 172 dwellings at the end of the 2018/19 period. The shortfall forms part of the five year housing land supply calculations to demonstrate the Councils commitment to meeting supply requirements.
- 4.11 Paragraph 044 (Reference ID: 3-044-20180913) of the NPPG indicates that any shortfall should be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period.

Appropriate Buffer

- 4.12 The NPPF sets out the requirement for the supply of deliverable sites to be augmented by a buffer. Paragraph 73 states that an additional buffer of either 5%, 10% or 20% (moved forward from later in the plan period) should be added to the supply of specific deliverable sites as follows:
- 5% to ensure choice and competition in the market for land;
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; and
 - 20% where there has been significant under-delivery over the previous three year period (below 85 percent of the requirement) to improve the prospect of achieving the planned supply.
- 4.13 Over the previous three years, 1,315 dwellings were completed against a requirement of 1,380 dwellings and, as such, a 20% buffer is applicable.

Summary

- 4.14 In summary the housing requirement for 2019-20 to 2023-2024 is as follows:

Table 5: Five Year housing requirement 2019-2024

Joint Core Strategy
Basic Target – 2,300
Shortfall – 172
20% buffer – 494
Total Requirement – 2,966

5.0 Identify the deliverable supply

Components of housing land supply

- 5.1 Once the target is established, the Council needs to identify what sites are deliverable during the five year period. The NPPF Annex 2: Glossary indicates that for sites to be considered 'deliverable', they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years. In addition, it states that sites that are not major development², and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within the five years. In particular the NPPF points out that the development has to be viable in order to be considered deliverable.
- 5.2 Significantly, the definition includes the qualification that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin within five years.
- 5.3 Careful consideration has been given to which sites to include within the five year supply calculation. The following component parts of the supply of land for housing have been included and appendices set out the Council's supply of housing sites in detail.
- Sites with detailed planning permission for > 10 dwellings, as at the 31 March 2018
 - Site with detailed planning permission for < 10 dwellings, as at the 31 March 2018
 - Sites with outline planning permission for > 10 dwellings, where clear evidence is available that completions will begin on site within 5 years
 - Sites with permission in principle, where clear evidence is available that completions will begin on site within 5 years
 - Sites on the Brownfield Register that do not have extant planning permission, where clear evidence is available that completions will begin on site within 5 years
 - Sites allocated in the development plan, where clear evidence is available that completions will begin on site within 5 years
 - Sites pending a decision, as at the 31 March 2018, will be included where we are able to provide clear evidence that planning permission will be granted, completions are realistic within five years, and that sites are available now.
 - A contribution from Windfall sites

Windfall Allowance

- 5.4 Windfall sites are defined in the NPPF as sites not specifically identified in the development plan. The NPPF supports the development of windfall sites for small and medium sized development that can make an important contribution to meeting the housing requirement. The NPPF (paragraph 70) supports the inclusion of windfall sites as part of the anticipated supply, where there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends. Planning authorities should resist the development of residential gardens.
- 5.5 The Council has analysed historic windfall delivery rates, with regards to completions in previous years. For the purposes of this report, windfall sites have been classified as any residential development of less than 10 dwellings that was not identified through the Local Plan process. The contribution that windfall development has made since 2011 is presented below.

² NPPF defines 'major development' for housing as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more (Glossary)

Table 6: Windfall Completions 2011-17³

Year	Windfall on Previously Developed Land sites <10 dwellings (Net)
2011/12	16
2012/13	9
2013/14	18
2014/15	17
2015/16	10
2016/17	5
2017/18	36

- 5.6 A total of 111 dwellings were completed on windfall sites between 2011 and 2017. This equates to an average of 15 per annum. It is not anticipated that this source of housing will diminish during the plan period, particularly given the increased emphasis in national policy and guidance on small and medium sites. In order to calculate a windfall allowance, the average over the last four years has been projected forward to 2024. It is not appropriate to include a windfall allowance in the first two years of the five year period since these windfalls are likely to already have planning permission. This element of supply constitutes 45 dwellings in total (15X3=45).

Non-implementation Discount

- 5.7 It is reasonable to assume that not all planning permissions granted will be implemented, particularly on the small sites. An allowance for non-implementation is applied to small sites with planning permission and prior approvals not required in accordance with the North Northamptonshire Strategic Housing Land Availability Assessment⁴ that identified a 5% discount for sites with full or outline permission where construction had not commenced. A discount has not been applied to major sites with planning permission, as these have already been subject to a high degree of deliverability assessment.

Evidence

- 5.8 The NPPF states that there should be clear evidence to demonstrate sites are available now and deliverable within the five year period. NPPG provides further clarification on what constitutes 'deliverable sites' and covers the evidence that a site with outline planning permission is expected to have in support of its inclusion in the supply. It places great weight on the adequacy and sufficiency of consultation with those responsible for delivering dwellings.
- 5.9 The Council maintain regular contact with developers, land owners and agents, development management case officers and other departments within the authority who have knowledge or an impact on the delivery of sites, who can inform the evidence on deliverability in the local market. The approach adopted to engagement is that it is an ongoing and flexible process.
- 5.10 Where information is not available, the Council makes assumptions on deliverability based on detailed knowledge of the proposed development, knowledge of the specific site and past delivery information. These assumptions are tested with developers to ensure our assessment of deliverability is robust. Appendix 4 details a table of engagement.
- 5.11 The way the five year housing land supply is calculated has in recent years been subject to debate and scrutiny. Consequently improvements continue to be made to the methodology taking account of updates to national policy and subsequent national guidance, evidence from appeals and Inspectors decisions and ongoing internal review of the monitoring processes. These improvements include the publication of more detailed information to improve openness and transparency, earlier and more frequent engagement with those responsible for delivering dwellings and broader engagement with other stakeholders who have knowledge of housing delivery including Property Services to improve the evidence on deliverability. Additionally, evidence has improved in recent years as house builders are now on site at the urban extensions and more accessible to monitoring officers.

³ See Appendix 3 for detailed summary of windfall sites

⁴ North Northamptonshire Strategic Housing Land Availability Assessment, February 2009

5.12 Improvements to the five year housing supply assessments mean that past assessments are not directly comparable. The effectiveness of the improvements can be evidenced in the accuracy of more recent assessments, for instance, the assessment based at 31 March 2017 projected the completion of 503 dwellings in the year 2017/18⁵. Monitoring evidence showed that 597 dwellings were completed. The Council has under estimated delivery by 94 dwellings.

Summary of Delivery

5.13 In summary the following dwellings are expected to be delivered in the next five years:

Site category	Total dwellings, at 31 March 18
Sites with detailed planning permission for >10 dwellings	930 dwellings
Sites with detailed planning permission for <10 dwellings	55 dwellings
Sites with outline planning permission for >10 dwellings	971 dwellings
Sites with permission in principle (subject to S106)	150 dwellings
Sites allocated in the development plan	421 dwellings
Sites on the Brownfield Register	80 dwellings
Sites pending a decision	501 dwellings
Windfall Allowance	45 dwellings
Total	3,153 dwellings

6.0 Compare the supply against the requirement

6.1 The tables below (7 to 9) set out the results of the five year housing land supply calculations. Breakdown of all deliverable sites can be found in Appendix 1 and 2.

Table 7: Assessment of Housing Land Supply 2019-24

Five Year Supply Calculation 2019/20– 2023/2024	
(a) 5 year housing requirement + 20% buffer	2,966
(b) Supply of Deliverable Sites	3,153
(c) Deliverable housing land (years), (b/a x 5)	5.3

7.0 Conclusion

7.1 Table 7 shows that Corby Borough Council can demonstrate a 5.3 year deliverable supply of housing land against the Joint Core Strategy. This means that, in line with paragraph 11 of the NPPF, relevant policies that relate to the supply of housing continue to be considered up-to-date.

8.0 Alternative Scenario

8.1 As advocated in this report, the Council considers that the housing land supply calculations should take a forward look covering the period between 1 April 2019 and 31 March 2024. However, for comparison purposes calculations using the five year period including the current year are provided below covering the period 2018-2023

Table 8: Assessment of Housing Land Supply 2018-2023

Joint Core Strategy
Basic Target – 2,300
Shortfall – 208
20% buffer – 501
Total Requirement – 3,009

Five Year Supply Calculation 2018/19 – 2022/23	
5 year housing requirement + 20% buffer	3,009
Supply of Deliverable Sites	3,056
Deliverable housing land (years), (b/a x 5)	5.07

⁵ [Corby Housing Site Schedule](#), May 2018

8.2 The Joint Core Strategy sets out a monitoring test to measure the land supply position after 25% is applied. This is a local buffer which is in excess of national requirements but has been included to provide an early warning tool that housing land supply shortfall may be imminent.

Table 9: Assessment of Housing Land Supply 2019-24 + 25% buffer

Joint Core Strategy	
Basic Target –	2,300
Shortfall –	172
25% buffer –	618
Total Requirement –	3,090

Five Year Supply Calculation 2019/20 – 2023/24	
5 year housing requirement + 25% buffer	3,090
Supply of Deliverable Sites	3,153
Deliverable housing land (years), (b/a x 5)	5.1

Priors Hall Park – Parcel R21b	Barratt Homes	96	5	0	0	0	0	0	0	Developer confirmed projection on 15 August 2018. At September 2018, 1 under construction in the current monitoring period.
Priors Hall Park – Parcel R16d	Glendale Ecohomes	47	0	9	38	0	0	0	47	Developer confirmed projection on 27 June 2018.
Little Stanion – Harpers Brook	Avant (Ben Bailey)	214	3	2	0	0	0	0	2	Site delivery has continued since change of ownership. Estimated delivery rate based on extrapolation of current build rates. At September 2018, 1 completion and 4 under construction in the current monitoring period.
Little Stanion – Parcel 3a and 4	Lagan	203	25	15	10	0	0	0	25	Estimated delivery rate based on extrapolation of current build rates. At September 2018, 18 completions and 10 under construction in the current monitoring period.
Little Stanion – Parcel 5	Silent Pride	66	0	0	10	24	24	8	66	Developer confirmed projection on 15 August 2018. At September 2018, 0 commencements in the current monitoring period.
Oakley Vale – Phase 5 Lyveden Way	Barratt Homes	250	45	38	55	38	0	0	131	Developer confirmed projection on 2 August 2018. At September 2018, 25 completions and 46 under construction in the current monitoring period.
Oakley Vale – Phase 6 Lyveden Way	Larkfleet Group	170	15	40	40	40	21	0	141	Developer confirmed projection on 30 July 2018. At September 2018, 5 completions and 12 under construction in the current monitoring period.
Weldon Park – Phase 1	Persimmons	269	60	60	48	0	0	0	108	Developer confirmed projection on 26 June 2018. At August 2018, 51 completions and 84 under construction in the current monitoring period.
Former Beanfield School	Keepmoat	80	35	13	0	0	0	0	13	Site delivery rates based on extrapolation of current build rates. At September 2018, 28 completions and 5 under

										construction in the current monitoring period.
Former Kingswood School, Gainsborough Rd	Keepmoat	131	35	22	0	0	0	0	22	Site delivery rates based on extrapolation of current build rates. At September 2018, 24 completions and 13 under construction in the current monitoring period.
Stanion Lane, Phase 3	Westleigh Partnerships Ltd/ Mulberry	20	20	0	0	0	0	0	0	Developer confirmed the projection on 30 July 2018. At September 2018, 6 completions and 12 under construction in the current monitoring period.
Corby Road, Weldon (Rear of 112-132)	Orbit Homes	31	See below table (Sites pending a decision at 31/03/2018)							
Hazelwood House, Forest Gate Road	Orbit Homes	32	0	0	16	16	0	0	32	Housing and Neighbourhood Service in communication with developer in September 2018, confirmed site is progressing towards the site delivery.
Little Colliers Field	Lagan	48	16	0	0	0	0	0	0	Site delivery rates based on extrapolation of current build rates. At September 2018, 13 completions and final 3 units under construction in the current monitoring period.
Oundle Road, Weldon (Football Club)	Mulberry	27	18	9	0	0	0	0	9	Developer confirmed the projection on 12 October 2018. At September 2018, 9 completions in the current monitoring period.
Club 2000, Counts Farm Road	NMC Housing	14	5	5	4	0	0	0	9	Site delivery rates based on extrapolation of current build rates. At September 2018, 3 under construction in the current monitoring period.
The Open Hearth	Fluid Design	13	13	0	0	0	0	0	0	Developer confirmed the projection on 15 August 18. At August 2018, all units are near completion.
Sites with detailed planning permission at 31/3/18 – Sites <10 dwellings (Appendix 2)									55*	

Total	985
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*Lapse rate applied

Site	Developer	Total projected units	2018/19 Current Year	2019/20	2020/21	2021/22	2022/23	2023/24	Total in 5 Year Supply	Notes including information on deliverability
Sites with outline planning permission at 31/3/18 – Sites >10 dwellings										
Priors Hall Park – Parcel 17a	Urban and Civic	18	0	0	9	9	0	0	18	Site delivery informed by developer. Confirmed site is under offer and planning application to be submitted January 2019.
Priors Hall Park – Parcel R16e and R16b	Urban and Civic	47	0	0	10	20	17	0	47	Site delivery informed by developer.
Priors Hall Park – Parcel R15e (iii)	Urban and Civic	42	0	0	10	20	12	0	42	Site delivery informed by developer. Confirmed pre-application submitted and site due to commence 2019.
Priors Hall Park – Parcel R16a (ii)	Urban and Civic	65	0	0	10	20	20	15	65	Site delivery informed by developer.
Priors Hall Park – Parcel DC1	Urban and Civic	85	0	0	15	20	30	20	85	Site delivery informed by developer. Confirmed the parcel is for part affordable / part private units, to be built over a 3 year period, starting 2019.
Priors Hall Park – Parcel DC2	Urban and Civic	85	0	0	15	20	30	20	85	Site delivery informed by developer. Confirmed the parcel is for part affordable / part private units, to be built over a 3 year period, starting 2019.
Priors Hall Park – Parcel 16e (i)	Urban and Civic	87	0	0	0	30	30	27	87	Site delivery informed by developer. Confirmed the parcel is currently under offer for 87 units.
Priors Hall Park – Parcel E4	Urban and Civic	50	0	0	10	20	20	0	50	Site delivery informed by developer. Confirmed change of use to residential. Affordable scheme projected to commence

										2019.
Priors Hall Park – Zones 2 and 3	Urban and Civic	4000	0	0	0	0	100	200	300	Agent on behalf of developer confirmed outlined plans for Phases 2 and 3 at Priors Hall are in preparation with completions predicted from 2022/23. Engagement ongoing between developer and Planning Department. Formal Pre App received October 2018, demonstrating continuous progression towards site delivery. Developer confirmed on 29 October 2018 that the planning application will be submitted in early 2019, with the projection to start on site by the end of the year.
Weldon Park – Phase 2	Persimmons	361	0	0	12	60	60	60	192	Detailed planning application received for next phase of Weldon Park totalling 361 units. Developer confirmed site projection on 5 October 2018.
Total									971	

Site	Developer	Total projected units	2018/19 Current Year	2019/20	2020/21	2021/22	2022/23	2023/24	Total in 5 Year Supply	Notes including information on deliverability
Sites allocated in the development plan (Joint Core Strategy allocation)										
West Corby		4,500	0	0	20	101	150	150	421	Allocated in the adopted Joint Core Strategy. Outline planning application submitted. A range of amended documents were submitted on 31 August 2018 to overcome various objections relating to highways, flood risk, heritage and minerals safeguarding. These are in the

											process of being consulted upon, with the intention to take the application to planning committee shortly. Joint response from site developers received on 1 October 2018 confirming projection.
Total										421	

Site	Developer	Total projected units	2018/19 Current Year	2019/20	2020/21	2021/22	2022/23	2023/24	Total in 5 Year Supply	Notes including information on deliverability
Sites with permission in principle at 31/03/2018										
Railway Station	HCA	150	0	0	75	75	0	0	150	Application permitted in principle. Progress towards planning application ongoing. Amendment to S106 approved at planning committee on 30 October 2018. S106 to be finalised in accordance with the resolution at Committee, demonstrating progression towards detailed planning permission.
Total										150

Site	Developer	Total projected units	2018/19 Current Year	2019/20	2020/21	2021/22	2022/23	2023/24	Total in 5 Year Supply	Notes including information on deliverability
Sites on the Brownfield Register at 31/03/2018										
Parkland Gateway		80	0	0	40	40	0	0	80	Corby Borough Council working in partnership with the Homes and Communities Agency. At September 2018, developer in discussions with Corby Borough Property Service to purchase land. Aim to submit planning application by the end of the year for a scheme

											to deliver 80 to 100 flats. Projected delivery to be split over 2 years, with completions from 2020/21.
Total										80	

Site	Developer	Total permitted units	2018/19 Current Year	2019/20	2020/21	2021/22	2022/23	2023/24	Total in 5 Year Supply	Notes including information on deliverability
Sites pending a decision at 31/03/2018										
Land South of Brooke Academy (Oakley Vale Phase 8 & 9)		530	0	0	15	50	50	50	165	Outline planning permission granted on 7 June 2018. Developer confirmed projection on 12 October 2018.
Glebe Farm		21	0	0	11	10	0	0	21	Detailed planning permission granted on 27 September 2018. Land agent confirmed projection on 12 October 2018.
Our Lady Pope John School, Tower Hill Road	Orbit	88	0	0	20	25	25	18	88	Detailed planning permission granted on 24/07/2018 for an affordable scheme. Housing and Neighbourhood Serviced are in discussions with developer who confirmed the site is continuing to progress, with commencements due to start in March 2019 as confirmed by the developer in November 2018.
Little Stanion	Silent Pride	135	0	5	25	40	40	25	135	Outline permission granted for 99 to 135 units on 6 September. The site is available now and progression is being made towards detailed application. Developer confirmed site projection on 1 November 2018.
Corby Road, Weldon (Rear of 112-132)	Orbit	37	0	0	18	19	0	0	37	Site has detailed planning permission. New application being processed for 37 affordable units. Site is available now and is deliverable within the five year

										period. Delivery rate assumption tested with developer.
Cheltenham Road (Oakley Vale)	CBC	18	0	18	0	0	0	0	18	Site owned by Corby Borough Council. Site is projected to come forward and complete within the 5 year period. Going to Planning Committee on 27 November with recommendation for approval. Housing and Neighbourhood Service confirmed site delivery projection (subject to planning approval) on 15 October 2018.
Willow Lane, Stanion		11	0	0	11	0	0	0	11	Reserved matters application received on 9 October 2018 for 11 dwellings. Application consultation period ends on 18 November 2019.
Small permissions <5 (post 1 April 2018)			10	10	10	6	0	0	26	Permissions for an additional 36 dwellings on sites <10 at 31 August 2018.
Total									501	

Please Note: The above assessments are without prejudice to any decisions the Council may make in respect to the contents of the Local Plan or the determination of any planning applications

Appendix 2 – Detailed planning permission for sites <10 dwellings at 31/03/2018

Planning Reference	Site	Net units remaining	Commenced
02/00467/DPA	Jeff Ward Limited, Gretton Road, Weldon	3	Yes
08/00182/DPA	240 Rowlett Road, Corby	1	Yes
11/00193/COU	68 Beanfield Avenue, Corby	1	Yes
12/00167/DPA 11/00216/DPA	12-14 Church Street, Cottingham	1	Yes
13/00256/DPA	13 Home Farm Close, Great Oakley	1	Yes
14/00074/DPA	5 High Street, Gretton	1	Yes
14/00120/DPA 10/00358/DPA	1 Hatton Lane, Gretton	3	Yes
14/00354/DPA	68-70 Chapel Road, Weldon	1	Yes
15/00083/DPA 12/00379/DPA	1 Cattle Close, Corby	1	Yes
15/00282/COU	The Talbot Inn, 33 High Street, Gretton	1	No
15/00390/COU	Middleton House Farm, Main Street	1	No
16/00012/COU	Community House, 17 Dumble Close, Corby	1	No
16/00048/DPA	Camsdale Walk, Middleton	1	No
16/00106/DPA	10 High Street, Stanion	2	Yes
16/00109/COU	Blue Bell Inn, 90 High Street, Gretton	1	No
16/00298/DPA 15/00209/DPA	57 Kirby Road, Gretton	1	No
16/00269/DPA	9 High Street, Gretton	1	No
16/00321/DPA	55 Exmouth Avenue, Corby	1	No
16/00282/DPA	Land adjacent to 73 Bonnington Walk	1	Yes
16/00425/DPA	36 Arnhill Road, Gretton	1	No
16/00418/DPA	54 Westfields Road, Corby	2	No
16/00445/DPA	19 Ripley Road, Cottingham	1	No
15/00444/DPA	4 Brooke Road, Great Oakley	2	No
16/00349/DPA	Ganders Farm, Cottingham	1	No
16/00526/DPA	Ashley Road, Middleton	3	Yes
17/00188/DPA	ManorField Bridge Street, Weldon	1	No
17/00272/DPA 13/00020/DPA	284 Oakley Road, Corby	1	No
17/00351/DPA	ManorField Bridge Street, Weldon	1	No
17/00353/DPA	ManorField Bridge Street, Weldon	1	No
17/00354/DPA	ManorField Bridge Street, Weldon	1	No
15/00188/DPA 17/00268/DPA	38 Arnhill Road, Corby	1	No
17/00302/DPA	Land between 29-33 Stamford Road, Weldon	1	No
17/00573/DPA	12A High Street, Cottingham	1	No
17/00556/DPA	5 Poplar Road, Corby	1	No
16/00292/DPA	Hempwell Quarry, Harborough Road, Cottingham	1	No
14/00212/DPA	Off Cottingham Road	5	No
17/00101/DPA	The Lodge	8	No
TOTAL		57	

Note - At 31 March 2018, there are 57 dwellings with planning permission on sites with less than 10 units. A lapse rate has been applied to permissions that have not yet commenced (5% of 38).

Appendix 3 – Windfall Sites: Completions from 1 April 2011 to 31 March 2018

Reference	Site	Net Units	Net Completions
2011/12			
09/00125/DPA	10 Church Street, Cottingham	1	1
09/00262/COU	6 Church Street, Cottingham	1	1
08/00244/COU	22-24 Corporation Street, Corby	2	2
05/00023/DPA & 10/00090/DPA	Avenue Farm, 5 Corby Road	3	3
12/00411/DPA	The Lodge, 88 Weldon Road, Corby	9	2
08/00163/DPA	14 High Street, Cottingham	1	0
07/00376/DPA	46 Arnhill Road, Gretton	1	0
10/00120/DPA / 11/00061/DPA	Land at Orchard Lane, Gretton	1	1
02/00318/DPA	Welland Barn, 9 Kirby Road, Gretton	1	1
97/00065/CO	Off 3 Ashley Road, Middleton	4	4
09/00201/DPA	Land adjacent to 3 Corby Road, Stanion	1	1
2012/13			
11/00001/DPA & 11/00229/DPA	40 Brandenburg Road	1	0
08/00353/DPA & 08/00017/REF	30 Deveron Walk	1	1
10/00347/DPA & 07/00174/DPA	44 Wheatley Avenue, Corby	1	1
11/00292/DPA	Land west of Dalton Road	2	2
11/00060/DPA (& 09/00150/OUT) & 10/00120/DPA	Rear of 38 High Street, Gretton	5	5
2013/14			
08/00272/DPA (05/00303/DPA)	Woodland Farm, Great Oakley	1	1
13/00069/REG3	7 Spinney Grove, Corby	1	-1
12/00169/DPA	38 Holyrood Walk	3	2
11/00368/DPA	75 Occupation Road	1	1
09/00266/DPA 09/00014/REF	The Wood Yard, Church Street, Weldon	1	1
13/00137/DPA	17 Ripley Road, Cottingham	1	1
11/00283/COU	Howitts Aquatic Village, 291 Rockingham Road	1	1
12/00323/COU	5 High Street, Corby	1	-1
10/00254/DPA	48 Arnhill Road, Gretton	1	1
13/00038/COU	Rogers Coaches, 102 Kettering Road, Weldon	0	-1

11/00361/DPA	Seagrave House, Occupation Road (C2 uses)	9	9
07/00118/REM	296 Oakley Road, Plot A	1	1
06/00020/DPA & 14/00191/DPA	4-14 Kirby Road, Gretton	5	2
13/00210/DPA	1A Welland View Road	1	1
2014/15			
11/00122/DPA (plot 3) and demolition is 08/00517/DPA (09/00002/REF)	8 School Lane, Cottingham	1	0
12/00411/DPA	The Lodge	7	7
13/00349/COU	22-24 Sutherland Road	4	4
13/00368/DPA	22 Baltic Close	2	1
14/00334/DPA	8 Thetford Close	2	1
11/00153/COU	4 Tunwell Lane	0	-1
12/00328/DPA	39 Southfield Road	2	2
12/00369/DPA	392 Willowbrook	1	1
11/00280/DPA & 07/00206/DPA	9 School Lane	1	1
13/00275/DPA 10/00335/DPA	18 Ripley Road	1	1
2015/16			
14/00275/DPA	Willowbrook garages	5	5
13/00395/REG3	Land Adjacent 87 Leighton Road	4	4
14/00191/DPA	2 Kirby Road, Gretton	1	1
2016/17			
16/00189/REG3	Sykes Court	2	1
14/00492/DPA	The Lodge	6	4
2017/18			
14/00492/DPA	The Lodge	6	2
13/00073/DPA	Cardigan House	6	6
06/00362/DPA	26 Orkney Walk, Corby	1	1
10/00047/DPA	64 South Road, Corby	3	2
16/00162/DPA	33 Kelvin Grove, Corby	1	1
08/00295/DPA	142 Blenheim Walk, Corby	1	1
12/00006/DPA	42 Ripley Walk, Corby	1	1
14/00395/DPA	53 Chapel Road, Corby	1	1
16/00319/DPA	7a Caistor Road, Corby	1	1
16/00186/COU	21 Stamford Road, Corby	1	1
15/00210/DPA	4 Boughton Close, Corby	1	1
17/00316/DPA	14 Stanion Lane, Corby	1	1
14/00191/DPA	4-14 Kirby Road, Gretton	5	3
07/00109/REM	Rear of 296 Oakley Road, Plot B	1	1
08/00209/DPA	10 Nasmith Avenue	1	1
08/00230/DPA	1 Sandby Road	3	3
09/00063/DPA	21 Baltic Close	1	1
08/00218/COU	Stanion Post office, 5 High Street	1	1

09/00271/DPA	115a Corby Road	1	1
10/00347/DPA	44 Wheatley Avenue	1	1
13/00101/DPA	109-111 Rockingham Road	1	1
15/00088/DPA	15a Brinkhall Walk, Corby	3	3
13/00355/DPA	The Gables, 5 Orchard Lane	1	1
		TOTAL	111

Appendix 4 – Engagement

Engagement activity	Descriptions
Site owners, Developers and Agents	Emails sent to developers, landowners and land agents for all sites above 5 units with extant planning and for sites in the planning process. Pro forma was attached requesting a realistic projection on the expected site delivery for the current and the following 5 years. Request included expected delivery of affordable units where applicable. Email requests were sent 3 times at a minimum and then further on a case by case basis. In cases where we received no response, a final email was sent to test delivery assumptions with developers, to ensure our assessment of deliverability is more robust.
Site visits	Site visits are made to ascertain whether development has commenced or has completed. This is particularly important for sites that appear to lapse within the monitoring period, or where we have received no information from developers or site owners.
Development Management Service	The Development Management service deals with sites allocated through the Development Plan such as the West Corby Sustainable Urban Extension and developments that are submitted through the planning application process. A mixture of correspondence with officers (emails and conversations) to gather additional information on anticipated delivery, current status, discharge of conditions and any other information to inform assessments of deliverability and to reality check information provided by developers, landowners and land agents .
Street Naming and Numbering, Building Control Service	Building Control information is used on the timing of commencement and completions. Discussions with officers have been held to gain further information where site information is missing. Street Naming and Numbering officer is notified when a development has planning permission, often in the later stages in the developments. This information highlights progression in the development process and acts as an indicator that completions will come forward.
Housing and Neighbourhood Service	Regular conversations are held with housing officers to determine additional information to support assumptions on the deliverability of a site. Sites with but not limited to a high number of affordable units are discussed.
Desk Based Assessments	All datasets available are utilized to make a clear assessment on activity on a development. This includes completion and commencement lists, reports on uniform, reports on CDPsmart and utilising GIS data.