



Planning Policy Committee – 17 September 2012

Five Year Housing Land Supply Update

Purpose of report

The purpose of this report is to update Members on East Northamptonshire Council's current five year housing land supply situation.

Attachment(s)

Appendix 1: Schedule of Sites Included in the Five Year Housing Land Supply Calculation

1.0 Background

- 1.1 Members will be aware that, since the introduction of Planning Policy Statement 3 (PPS3) - Housing - in 2006, local planning authorities have been required to identify sufficient specific deliverable sites to deliver housing for a period of five years; now widely referred to as the five year housing land supply. In addition, further provisions were made that required authorities to identify through development plan documents developable sites for years six to ten, and where possible, for years eleven to fifteen.
- 1.2 In March 2012, the National Planning Policy Framework (NPPF) superseded PPS3. However, this similarly emphasises the housing land supply requirements (Section 6, Paragraph 47), albeit with subtle changes. The NPPF requires local planning authorities to: "Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land".
- 1.3 Paragraph 47 also suggests that, where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply, and again to ensure choice and competition in the market for land.
- 1.4 The requirement to make further provisions to identify developable sites for years six to ten, and where possible, for years eleven to fifteen remain.

2.0 East Northamptonshire Council's Current Position

- 2.1 On the evidence of this year's Residential Land Availability Surveys, and a review of the best available information pertaining to emerging sites, East Northamptonshire Council is currently able to demonstrate 5.67 years supply of deliverable housing land. This obviously exceeds the 5.25 years supply required by the NPPF which includes the 5% buffer.
- 2.2 Officers are of the opinion that the authority does not have a record of persistent under delivery of housing, having delivered 3,865 units between 2001 and 2008. The indicative requirement for this period as outlined in the North Northamptonshire Joint Core Spatial Strategy was 3,681. This being the case, the authority is not required to demonstrate the additional 20% buffer, which would effectively equate to the provision of a six year housing land supply.

2.3 The collapse of the financial markets during 2008 and early in 2009 had significant ramifications for the housing market, and completion levels have averaged 195 per annum over the last four years. This has led to a recent shortfall in delivery against the current Core Strategy, although developer interest in the district remains high given the number of ongoing major planning applications.

3.0 Important issues to consider

3.1 Section 6, paragraph 49 of the NPPF indicates that, where a local planning authority is unable to demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of land should not be considered up to date. Such circumstances would arguably result in authorities finding it almost impossible to refuse large scale windfall applications, and where permission is refused, subsequent appeals would be equally difficult to defend.

3.2 This matter was previously considered by the Planning Policy Committee on 23 January 2012 in respect of the 2011 Annual Monitoring Report, as East Northamptonshire Council was then unable to demonstrate a five year land supply. Given the recently consented large sites at Raunds, Higham Ferrers and Rushden, the authority's position is now much improved.

4.0 Equality and Diversity Implications

4.1 There are no equality or diversity implications arising from this report.

5.0 Legal Implications

5.1 There are no legal implications arising from the proposals.

6.0 Risk Management

6.1 It is a requirement of the NPPF that local planning authorities demonstrate a five year deliverable supply of housing land. Should East Northamptonshire Council be unable to fulfil this requirement, then it is likely that the authority would find itself having to challenge unwanted or inappropriate development through the appeals process.

7.0 Financial Implications

7.1 There are no financial implications arising from the proposals.

8.0 Corporate Outcomes

8.1 The Corporate Outcomes are:

Good Quality of Life – prosperous; sustainable.

9.0 Recommendation

9.1 The Committee is recommended to:

- Endorse the schedule of sites and phasing assumptions used in the calculation of the five year housing land supply figure for inclusion in the 2012 Annual Monitoring Report.

(Reason: To provide a robust housing land supply position on which to base planning decisions¹).

¹ Note: there is now no legal requirement to submit a Local Development Framework Annual Monitoring Report to the Secretary of State.

Legal	Power: Planning & Compulsory Purchase Act 2004				
	Other considerations: National Planning Policy Framework 2012				
Background Papers: Minutes of Planning Policy Committee 23 January 2012					
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Date: 22 August 2012					
CFO		MO		CX	

(Committee Report Normal Rev. 22)

Settlement	Plan Area	Settlement Type	Site Name	Site Area (ha)	Total Dwellings	Dwellings built at April 2012 base date	Dwellings remaining to build on site	Postcode/Postcode Sector	Allocated site (Y/N)	Extant Planning Permission	Planning Application Reference	Planning Permission Type	Current Monitoring Year	2012/13	2013/14	2014/15	2016/14	2017/18		
Rushden	Four Towns	Urban	88A - 116 High Street South	0.2	14	0	14		No	Yes	10/00121/RWL	Outline	Brownfield	0	0	7	7	0	0	
Rushden	Four Towns	Urban	High Beech, 8 Hayway	0.38	4	0	4	NN10 6AG	No	Yes	10/00469/RWL	Outline	Brownfield	0	0	2	2	0	0	
Rushden	Four Towns	Urban	166 Avenue Road	0.37	1	0	1	NN10 0SW	No	Yes	10/00814/RWL	Outline	Greenfield	0	1	0	0	0	0	
Rushden	Four Towns	Urban	Avenue Agricultural, Park Road	0.152	19	0	19		No	Yes	10/00970/FUL	Full	Brownfield	0	0	10	9	0	0	
Rushden	Four Towns	Urban	1 Essex Road	0.055	4	0	4	NN10 0LG	No	Yes	10/01070/FUL	Full	Brownfield	0	2	2	0	0	0	
Rushden	Four Towns	Urban	Land corner of Coffee Tavern Lane and Rectory Roac	0.033	9	0	9		No	Yes	10/01184/FUL	Full	Brownfield	0	9	0	0	0	0	
Rushden	Four Towns	Urban	29 Wellingborough Road	0.23	14	0	14	NN10 9YG	No	Yes	10/01194/RWL	Outline	Brownfield	0	0	7	7	0	0	
Rushden	Four Towns	Urban	Barclays Bank Chambers, College Street	0.013	2	0	2	NN10 0NW	No	Yes	10/01373/FUL	Full	Brownfield	0	2	0	0	0	0	
Rushden	Four Towns	Urban	Warehouse rear of 34 High Street	0.09	6	0	6		No	Yes	10/01386/RWL	Full	Brownfield	3	3	0	0	0	0	
Rushden	Four Towns	Urban	62 Highfield Road	0.05	1	0	1	NN10 9QJ	No	Yes	10/01949/RWL	Outline	Greenfield	0	0	1	0	0	0	
Rushden	Four Towns	Urban	Land Between 36-38 Melloway Roac	0.038	1	0	1		No	Yes	10/02009/OUT	Outline	Greenfield	0	0	1	0	0	0	
Rushden	Four Towns	Urban	44a Duck Street	0.027	1	0	1	NN10 9SD	No	Yes	11/00598/FUL	Full	Brownfield	0	1	0	0	0	0	
Rushden	Four Towns	Urban	Garages Between 16 and 18 Tennyson Roac	0.065	1	0	1		No	Yes	11/00721/OUT	Outline	Brownfield	0	0	1	0	0	0	
Rushden	Four Towns	Urban	Leigh House, Portland Road	0.066	5	0	5	NN10 0DJ	No	Yes	11/01213/FUL	Full	Brownfield	0	2	3	0	0	0	
Rushden	Four Towns	Urban	Land Adjacent to the Croft, Alexandra Roac	0.2	4	0	4		No	Yes	11/01871/OUT	Outline	Greenfield	0	0	2	2	0	0	
Rushden	Four Towns	Urban	84 Station Road	0.16	2	0	2	NN10 9SG	No	Yes	11/02065/FUL	Full	Brownfield	0	2	0	0	0	0	
Stanwick	Four Towns	Rural	Land adjacent 31 West Street	0.07	1	0	1	NN9 6QY	No	Yes	11/01108/RWL	Outline	Greenfield	0	0	1	0	0	0	
Stanwick	Four Towns	Rural	Chalemyn Grange, 49	0.127	1	0	1	NN9 6PX	No	Yes	11/00764/OUT	Outline	Greenfield	0	0	1	0	0	0	
Stanwick	Four Towns	Rural	Land Rear of 31 Grange Road	0.19	1	0	1		No	Yes	10/02208/OUT	Outline	Greenfield	0	0	1	0	0	0	
Stanwick	Four Towns	Rural	Kiriandra Kennels, Raunds Roac	0.43	1	0	1	NN9 6AA	No	Yes	11/01390/FUL	Full	Brownfield	0	1	0	0	0	0	
Sudborough	RNOT	Rural	Riding Stables, Manor Yard, Main Street	0.566	3	0	3	NN14 3BX	No	Yes	10/01376/FUL	Full	Brownfield	0	0	3	0	0	0	
Thrapston	RNOT	Urban	Nene House 83a	0.09	1	0	1	NN14 4JS	No	Yes	12/00018/RWL	Full	Greenfield	0	1	0	0	0	0	
Thrapston	RNOT	Urban	Midland Road Surgery	0.08	8	0	8	NN14 4JR	No	Yes	09/00980/OUT	Outline	Brownfield	0	0	0	0	0	8	
Thrapston	RNOT	Urban	71-75 High Street	0.142	5	0	5		No	Yes	10/00617/FUL	Full	Brownfield	0	2	3	0	0	0	
Thrapston	RNOT	Urban	Land adjacent 46 Oakleas Rise	0.036	1	0	1	NN14 4JZ	No	Yes	10/01936/FUL	Full	Greenfield	0	1	0	0	0	0	
Thrapston	RNOT	Urban	Garage Block end of Grebe Close	0.065	2	0	2		No	Yes	11/01658/OUT	Outline	Brownfield	0	0	2	0	0	0	
Thrapston	RNOT	Urban	Kings Arms	0.134	7	3	4	NN14 4JJ	No	Yes	97/00773/FUL	Full	Brownfield	0	0	0	0	0	4	
Thurning	RNOT	Rural	Thurning Lodge, Winwick Road	0.36	1	0	1	PE8 5RG	No	Yes	10/00948/RWL	Full	Brownfield	0	1	0	0	0	0	
Titchmarsh	RNOT	Rural	1, Manor Farm Court	0.14	6	0	6	NN14 3EJ	No	Yes	10/00468/RWL	Full	Greenfield	0	0	3	3	0	0	
Titchmarsh	RNOT	Rural	29 St Andrews Lane	0.2	1	0	1	NN14 3DN	No	Yes	12/00098/VAR	Full	Brownfield	0	1	0	0	0	0	
Titchmarsh	RNOT	Rural	Land off Polopit	0.16	1	0	1	NN14 3DL	No	Yes	11/02050/FUL	Full	Greenfield	0	1	0	0	0	0	
Titchmarsh	RNOT	Rural	4 St Andrews Close	0.053	1	0	1	NN14 3DS	No	Yes	11/01845/FUL	Full	Greenfield	0	1	0	0	0	0	
Wadenhoe	RNOT	Rural	1 Mill Lane	0.223	1	0	1	PE8 5XD	No	Yes	11/01819/FUL	Full	Greenfield	0	1	0	0	0	0	
Warmington	RNOT	Rural	13 Big Green	0.27	4	0	4	PE8 6TU	No	Yes	11/01571/RWL	Outline	Greenfield	0	0	2	2	0	0	
Warmington	RNOT	Rural	Land Adjacent to 21 Stamford Lane	0.1	3	0	3		No	Yes	11/00571/OUT	Outline	Greenfield	0	0	2	1	0	0	
Warmington	RNOT	Rural	Warmington Social Club, 18-20 Chapel Street	0.33	8	0	8	PE8 6TR	No	Yes	11/01087/FUL	Full	Brownfield	0	8	0	0	0	0	
Woodford	RNOT	Rural	16 Whittlesea Terrace	0.062	1	0	1	NN14 4JA	No	Yes	11/01050/FUL	Full	Greenfield	0	1	0	0	0	0	
Woodnewton	RNOT	Rural	67 main Street	0.116	1	0	1	PE8 5EB	No	Yes	11/00943/FUL	Full	Greenfield	0	0	1	0	0	0	
Yarwell	RNOT	Rural	83 Main Street	0.39	4	0	4	PE8 6PR	No	Yes	10/00074/REM	Reserved Matter	Brownfield	2	2	0	0	0	0	
Emerging Sites	Higham Ferrers	Four Towns	Urban	Wharf Road	5	166	0	166		Yes - Saved Local Plan Allocation	No	07/00062/OUT	Outline	Greenfield				40	45	
	Higham Ferrers	Four Towns	Urban	Station Road/A6 Bypass	3.1	75	0	75		Resolution to grant subject to S106	No	12/00648/OUT	Outline	Greenfield				35	40	
	Irthlingborough	Four Towns	Urban	West of Huxlow School/ Irthlingborough West SUE	52.4	700	0	700		Yes - Emergent DPD	No	10/00857/OUT	Outline	Greenfield				40	50	
	Irthlingborough	Four Towns	Urban	Land off Addington Road	2.8	80	0	80		Yes - Saved Local Plan Allocation	No			Greenfield				40	40	
	Irthlingborough	Four Towns	Urban	Sunlight Laundry	1.17	35	0	35		Unallocated brownfield	No			Brownfield		35				
	Oundle	RNOT	Urban	Ashton Road/Herne Road	4.86	145	0	145		Yes - Adopted DPD	No	10/01560/OUT	Outline	Mixed		40	40	40	25	
	Oundle	RNOT	Urban	Dairy Farm	0.51	20	0	20		Yes - Adopted DPD	No			Mixed				20		
	Oundle	RNOT	Urban	Glaphorn Road	2.72	80	0	80		Yes - Adopted DPD	No			Greenfield			40	40		
	Raunds	Four Towns	Urban	Darsdale Farm	17.28	460	0	460		Resolution to grant subject to S106	No	07/02238/OUT	Outline	Greenfield				30	40	
	Raunds	Four Towns	Urban	RPC Site Grove St	2.43	50	0	50		Resolution to grant subject to S106	No	10/01753/OUT	Outline	Brownfield		25	25			
	Raunds	Four Towns	Urban	West End, Brick Kiln Road	16.31	230	0	230		Resolution to grant subject to S106	No	11/01747/OUT & 11/01748/OUT	Outline	Greenfield				30	40	
	Rushden	Four Towns	Urban	Land adjacent to Pevensey Close, Barrington Road	3.1	100	0	100		Yes - Saved Local Plan Allocation	No			Greenfield		50	50			
	Rushden	Four Towns	Urban	Rushden Hospital	5.1	125	0	125	NN10 9JU		Resolution to grant subject to S106	No	10/01017/OUT	Outline	Brownfield			40	40	45
	Rushden	Four Towns	Urban	Council Depot and Car Park Newton Rd	0.68	40	0	40		Yes - Emergent DPD	No			Brownfield		20	20			
	Rushden	Four Towns	Urban	Goulsbra Road	2.75	73	0	73		Resolution to grant subject to S106	No	11/01023/OUT	Outline	Greenfield				33	40	
Thrapston	RNOT	Urban	Thrapston South	22.86	600	0	600		Yes - Adopted DPD	No	07/02457/OUT	Outline	Greenfield				50	60	63	
Nassington	RNOT	Rural	Church Street	0.3	11	0	11		Yes - Adopted DPD	No			Greenfield				11			
Warmington	RNOT	Rural	Eaglethorpe Barns	0.87	12	0	12		Yes - Adopted DPD	No			Greenfield				12			