



Technical Note on the proposed distribution of Housing

North Northamptonshire Joint Planning Unit – August 2012

1. This note explains Table 5 of the Emerging Joint Core Strategy. Table 5 proposes the distribution of housing between the Growth Towns and Market Towns as set out below

Table 5 – Housing delivery in named settlements

	Settlement	Housing Requirement (2011-31)	Strategic Opportunity (2011-31)
CORBY			
Corby Total		8,900	14,200
Growth Town	Corby	8,110	13,100
New village	Little Stanion	790	790
<i>Residual</i>		0	-310
EAST NORTHAMPTONSHIRE			
East Northamptonshire Total		6,560	7,900
Growth Town	Rushden	1,840	3,040
Market Towns	Higham Ferrers	560	560
	Irthlingborough	1,260	1,260
	Raunds	1,130	1,130
	Thrapston	900	900
	Oundle	870	870
<i>Residual</i>		0	-145
KETTERING			
Kettering Total		7,080	10,700
Growth Town	Kettering (incl. Barton Seagrave)	3,440	6,620
Market Towns	Burton Latimer	1,070	1,280
	Desborough	1,470	1,480
	Rothwell	1,100	1,350
<i>Residual</i>		0	30
WELLINGBOROUGH			
Wellingborough Total		5,700	7,660
Growth Town	Wellingborough	5,700	7,380
<i>Residual</i>		0	-280
North Northamptonshire Total		28,240	40,500

2. The [Background Paper on Housing Requirements](#) explains the basis of the District/ Borough 'Housing Requirement' and the 'Strategic Opportunity' housing numbers set out in Table 5. This approach and the resulting housing requirements were reported to the Joint Committee on the 24th November 2011 and subsequently endorsed by the Joint Committee on the 12th January 2012.
3. The distribution of Housing Requirements and Strategic Opportunity housing numbers reflects the role of the named settlements in the settlement hierarchy (Table 1 in emerging Plan) and the development opportunities that have been identified through planning permissions, adopted or emerging plans, and other sites identified in the Strategic Housing Land Availability Assessment or in previous housing trajectories prepared by the Councils. This supply is set out in Table A below. It does not include the full capacity of the Sustainable Urban Extensions at Kettering East and North Wellingborough as the Annual Monitoring Report trajectories indicate that these developments will continue beyond 2031.
4. The information on development opportunities is based on a base-date of 31st March 2011. The residual figure for each district is the difference between the previously agreed Housing Requirement/ Strategic Opportunity housing numbers and the assessment of sources of housing at the 2011 base-date. This residual could be met by the identification in Site Specific or Neighbourhood Plans of additional sites at the Growth Towns and Market Towns, drawn from the SHLAA. However this may not be necessary given that the residual figure will be offset by the continuing supply of 'windfall' sites in the rural areas.
5. Most development is focused at the Growth Town in each district, with a significant element at the Sustainable Urban Extensions (SUEs). Compared to the 'Strategic Opportunity', the distribution of the 'Housing Requirement' takes a conservative view of the level of development achievable at the SUEs, reflecting the fact that these strategic developments require substantial infrastructure investment and their implementation will be heavily dependent on the strength of the economy.
6. In contrast, the distribution of the Housing Requirement assumes that development opportunities at the Market Towns can still be delivered by 2031. Significant development opportunities have already been identified at the Market Towns and it is not proposed that the JCS should focus further growth on these settlements (although Neighbourhood Plans may seek to do so). The existing commitments reflect the objectives for distributing housing development set out in the CSS (paragraph 3.87), including the objective to focus new investment and population where it is most needed to support regeneration.
7. Table A below indicates that the housing numbers in Table 5 of the emerging draft Plan could be met largely from sites that have already been identified by the planning authorities. It is only at Rushden that the 'Strategic Opportunity' level of growth would require the identification of a new strategic location for development. Initial work and feedback from Town Council and East Northamptonshire Council suggests that the preferred direction of growth would be to the east of the A6 (see [Rushden Background Paper](#)). An urban extension of around 2,000 new homes delivered mainly in the period 2021-31 would enable the town to continue to grow at the rate it has over the past decade.

8. It is recognised that the partner authorities may wish to review emerging allocations and potential new sites in the light of local feedback, including progress on neighbourhood planning. This may result in the need to identify alternative sites for development in order to meet objectively assessed housing requirements for the period to 2031.
9. In addition to the strategy of focusing development at the Growth Towns and Market Towns, the Joint Core Strategy supports development to meet local needs and aspirations in the rural areas. The scale and nature of this development will be determined locally and it is not appropriate for the JCS to set a housing requirement for the rural area. However the JCS should recognise the steady contribution that small 'windfall' developments (such as infilling and building conversions) have made to the supply of housing in North Northamptonshire. Upon completion, these windfalls sites will count against the Housing Requirements of the districts.
10. The Joint Core Strategy will set out a baseline assumption on windfall development in the rural areas, based on 2001-11 trends (excluding new villages at Mawsley and Little Stanion), discounted to reflect the reducing supply of sites within villages and the reduced public funding available for affordable housing. This should not be seen as a rural housing requirement. Site Specific and Neighbourhood Plans may identify opportunities to deliver more housing in the rural area in response to local needs and opportunities. This may also be achieved through Rural Exception schemes (Policy 13).

Table A – Analysis of housing supply at the Growth Towns and Market Towns

District/Borough	Settlement Area	Completions at named settlements 2001-11	Permissions/Resolution to grant/Under Construction	Allocations/Saved Local Plan/Core Strategy locations	Emerging Site Specific DPD allocations/longer term sites	SHLAA sites in LPA housing trajectories	New sites (identified by LPAs)	Total
CORBY								
Growth Town	Corby (incl. Weldon)	3,295	7,495	4,355	820	74	357	13,101
New village	Little Stanion		794	0	0	0	0	794
Corby Total			8,289	4,355	820	74	357	13,895
EAST NORTHAMPTONSHIRE								
Growth Town	Rushden	1,621	617	100	160	165	2,000	3,042
Market Towns	Higham Ferrers	644	88	166	304	0	0	558
	Irthlingborough	741	441	80	700	0	35	1,256
	Raunds	239	800	0	280	50	0	1,130
	Thrapston	490	31	600	0	270	0	901
	Oundle	189	48	390	430	0	0	868
East Northamptonshire Total			2,025	1,336	1,874	485	2,035	7,755
KETTERING								
Growth Town	Kettering (incl. Barton Seagrave)	2,088	5,315	911	392	0	0	6,618
Market Towns	Burton Latimer	330	705	0	573	0	0	1,278
	Desborough	1,109	77	0	1,402	0	0	1,479
	Rothwell	500	265	0	1,083	0	0	1,348
Kettering Total			6,362	911	3,450	0	0	10,723
WELLINGBOROUGH								
Growth Town	Wellingborough	2,077	5,566	1,486	325	0	0	7,377
Wellingborough Total			5,566	1,486	325	0	0	7,377
North Northamptonshire Total			22,242	8,088	6,469	559	2,392	39,750

Notes on composition of Housing Supply

The base date for the data presented in the above table is April 1st 2011 and broadly consistent with the Housing site schedules in the 2011 [Annual Monitoring Report](#).

Corby

- Planning permissions include 5,013 dwellings at Priors Hall (including 735 consented by East Northants Council), 1,000 at Weldon Park, 350 at Evolution Corby and 548 dwellings remaining at Oakley Vale.
- Saved Local Plan/ Core Strategy locations include 4,000 dwellings at West Corby and 263 at Pen Green Lane
- The Borough Council has shelved its Site Specific Plan but the following sites are included in the Emerging Allocations column to reflect the fact that they have been subject to previous consideration/ consideration: the Corby Community College site (278 dwellings); the former Beanfield School (120); Parkland Gateway (113) and the Kingswood School (105).
- New sites include 179 dwellings identified on existing garage sites, 95 at the Our Lady and Pope John school and 52 at Canada Square.

East Northamptonshire

- Notable planning permissions include 310 dwellings at Northdale End, 460 at Darsdale Farm (Raunds), Land off Windsor Road 1 (146), Land off Windsor Road 2 (200), and Goulsbra Road (73) at Rushden, Whitworths (258) and 141 dwellings at the Former Sunseekers factory site (Irthlingborough).
- Allocations include 166 dwellings at Wharf Road (Higham Ferrers), 80 at Land off Addington Road (Irthlingborough), 600 at Thrapston South, Ashton Road/Herne Road (145), Creed Road (145), Dairy Farm (20) and Glaphorn Road (80) – all at Oundle – and 100 dwellings at Land adjacent to Pevensey Close, Barrington Road (Rushden).
- Emergent allocations include Shirley Road (100 dwellings) and John Street Car Park/Alfred St Junior School (60) – Rushden, South of Ferrers School (204) and Station Road/A6 (100) – Higham Ferrers, West of Huxlow School/ Irthlingborough West SUE (700 dwellings), Land East of Manor School (50), West End, North of Brick Kiln Road (230) – Raunds and Stoke Doyle Road (230) and Cotterstock Road/St Peter's Road (200) – Oundle.
- SHLAA sites include Rushden Hospital (125) and Council Depot and Car Park Newton Rd (40) – Rushden, RPC Site, Raunds (50) and Springfield Farm (250) and Washington Court (220) – Thrapston
- New sites include 2,000 dwellings at a strategic site to the East of A6 at Rushden and 35 dwellings at the Sunlight Laundry site in Irthlingborough.

Kettering

- Notable planning permissions in the Kettering/Barton Seagrave area include delivery of 4,365 dwellings (of consented 5,500) at Kettering East (by 2031), 450 dwellings at Polwell Lane (Barton Seagrave) and 107 dwellings at the former Tresham Institute site (Kettering). In Burton Latimer key sites are Higham Road (248) and Cranford Road (208). In Desborough extant permissions exist for 77 dwellings. In Rothwell this figure is 265 dwellings, including 128 at Jubilee Street and 104 at Harrington Road.
- The allocations made for 911 dwellings in Kettering refer to the Town Centre AAP allocations (26 sites)
- The emergent allocations data has been extracted from the Kettering Site Specific Proposals – Options document (March 2012). Key proposals include 250 dwellings West of Kettering, Land to the SE of Burton Latimer (200), Land around White Lodge Farm, Higham Road (176) – Burton Latimer, Desborough North (700), Land off Harborough Road (201), Land off Braybrooke Road (200) and the Former Hawthorns leisure centre (102) – Desborough and 1,000 dwellings at Rothwell North.

Wellingborough

- Notable planning permissions in Wellingborough 3,100 dwellings at Wellingborough East SUE, delivery of 1,500 dwellings at Wellingborough North SUE (of consented 3,000), 500 at East of Eastfield Road, 175 dwellings at the Saxby Bros. site and 70 dwellings at Land off Bourton Way.
- The allocations include provision for an assumed 500 dwellings at Wellingborough town centre to 2031 (of 857 in Town Centre AAP), saved local plan allocations at Park Farm Way/Shelley Road (700) and Windsor Road (60) and 226 additional dwellings at Wellingborough North SUE.
- Emergent allocations include Land between Finedon Rd and Nest Lane (250 dwellings), Doddington Road/Spur Road (35) and Hardwick Park (30)