Matter 4 Delivering the Housing Requirement

9.30 Opening

1. Inspector’s opening (and any questions/procedural or programming matters)

Matter 4 – Delivering the Housing Requirement

Issue
Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the approach towards the supply and delivery of housing land to meet the JCS requirement for Kettering.

(See Initial Question 12 and the Council’s response)

Questions

1. Does the Plan deliver the housing requirement of the JCS (for 10,400 dwellings net) and its timescale for delivery?

2. Is it appropriate to apply a flexibility allowance? What is the justification for the plus 10% flexibility allowance and is it effective? Was consideration given to a higher or lower allowance? Should the allowance be applied across the board (including the rural areas)? Will the housing requirement plus the 10% allowance be met in the urban areas?

3. Is the expected contribution from windfalls realistic and justified by evidence? What is the approach to windfalls in the urban area? Is there an undue reliance on windfalls to meet the rural housing requirement? How will the approach to housing in the Rural Areas meet the JCS requirement for 480 homes?

4. Is the housing trajectory at Appendix 1 of the Plan realistic? Does it demonstrate a supply of deliverable sites and developable sites that would meet the JCS housing requirement for Kettering? What progress has been made on the Sustainable Urban Extensions (SUEs) allocated in the JCS and how has this been monitored? What assumptions have been made in relation to delivery rates and are these justified?

(See initial Question 23 and the Council’s response and position statements)
5. Is there sufficient range and choice of sites allocated in the Plan in terms of location, type and size to provide adequate flexibility to meet the JCS housing requirement for Kettering?

6. Paragraph 68 of the Framework states that local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of housing requirements on sites no larger than one hectare. Should this be recognised specifically in the Plan?

   (See Initial Question 13 and the Council’s response)

7. Overall will the Plan realistically deliver the dwellings required over the plan period? What contingencies are in place should housing delivery fall below expectations? Are there any risks associated with the over-supply of land for housing? How have these been addressed?