

# **DAVENTRY DISTRICT**

## **HOUSING LAND AVAILABILITY**

**As at 1<sup>st</sup> APRIL 2015**



**Published 2nd April 2015**

## Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
<b>2</b>	<b>Housing Requirement</b>	<b>3</b>
<b>3</b>	<b>Deliverable Housing Land</b>	<b>4</b>
<b>4</b>	<b>Allowance for future potential Lapsed Permissions</b>	<b>6</b>
<b>5</b>	<b>The Five Year Supply</b>	<b>6</b>
	<b>Appendix 1</b>	<b>22</b>
	Housing Requirement identified in the West Northamptonshire Joint Core Strategy (December 2014)	
	<b>Appendix 2</b>	<b>23</b>
	Survey of Developers/Promoters of sites of 15 units or more	
	<b>Appendix 3</b>	<b>39</b>
	Pro-forma for survey of developers	

# HOUSING SUPPLY IN DAVENTRY DISTRICT

## 1. INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF) states (paragraph 47) that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 1.2 This paper sets out an assessment of the extent to which there is a five-year supply of deliverable housing land in Daventry District, excluding the Northampton Related Development Area.
- 1.3 The Northampton Related Development Area consists of the following allocations as set out in the West Northamptonshire Joint Core Strategy (December 2014):
  - North of Whitehills (policy N8),
  - Kings Heath (part) (policy N7)
  - North of Northampton(policy N3); and
  - West of Northampton (part) (policy N4).
- 1.4 This assessment of the five year supply has the following basic components:
  - Identifying the housing requirement
  - Identifying the supply of deliverable land
  - Identifying an allowance for potential future lapsed permissions
  - Identifying the number of years supply against the requirement i.e. is there a five year supply?
- 1.5 These are dealt with in turn in the following sections.

## 2 HOUSING REQUIREMENT

- 2.1 This assessment is based on the housing requirement as set out in the adopted West Northamptonshire Joint Core Strategy Local Plan (December 2014).
- 2.2 The adopted version of the plan includes modifications which were required by the Inspector in order that the plan be found sound. These modifications included text which set out that the housing trajectory be the base for the housing requirement calculation.
- 2.3 More detail on the 'breakdown' of the requirement is provided at appendix 1.
- 2.4 The NPPF requires a buffer of 5% against the requirement to ensure choice and competition in the market for land which should be increased to a 20% buffer where there is a record of persistent under delivery.
- 2.5 The Core Strategy sets out the housing requirement for Daventry from 2011 to 2029. An assessment of the actual delivery against the need identified in the Core Strategy is set out below;

Table 1: Completions since start of plan period

Year	Need identified in JCS	Actual Delivery	Oversupply
2011/12	145	145	0
2012/13	98	98	0
2013/14	264	265	1
2014/15	350	379	29

- 2.6 This table demonstrates that delivery has either matched or exceeded the requirement set out in the Core Strategy every year from the start of the plan period, a period of 4 years. There is no objectively assessed housing figure for the period prior to 2011.
- 2.7 The above demonstrates that Daventry is not a district where there has been persistent underdelivery and therefore the 20% buffer does not apply. Therefore the 5% buffer has been added to the housing requirement.
- 2.9 The Core Strategy identifies two components to the housing requirement for the District outside of the NRDA. Policy S3 identifies a requirement for about 4,620 dwellings in Daventry Town and about 2,360 dwellings in the rural areas.

### **3. DELIVERABLE HOUSING LAND**

- 3.1 The NPPF states that 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 the five years and in particular that the site is viable. Sites with planning permission should be considered deliverable unless there is clear evidence that the schemes will not be implemented within five years. The NPPF is supported by advice in the National Planning Policy Guidance which also confirms (ref 3-031-20140306) that sites not allocated or without the benefit of planning permission can be considered capable of being delivered within a five year time frame provided that there are no significant constraints to be overcome.
- 3.2 All sites have been assessed and a judgement has been made about whether they are suitable, available and achievable.
- 3.3 Table 5 sets out the assessment of all sites with planning permission, allocations and other identified sites on the basis of these criteria. The assessment has been on the basis of housing land supply information available as at 1 April 2015. The assessment considers the five-year period 2015/16 – 2019/20.
- 3.4 The vast majority of sites already have the benefit of planning permission. A small number of sites do not yet have the benefit of permission, but are expected to contribute to the supply over the next five years. These sites are identified in red text in table 5, and a further explanation of why the site is included is set out in appendix 2. The Council has contacted developers/promoters of schemes for 15 or more units to seek consensus about the expected level of completions over the next five years. A summary of the results of this exercise is set out in appendix 2.

- 3.5 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 3.6 Table 6 illustrates the contribution windfall completions have made towards the Daventry District annual housing completion figure.
- 3.7 This table provides compelling evidence that windfall sites have consistently become available over the last 14 years.
- 3.8 The number of windfall completions has ranged from 71 to 258 units in the last 14 years of monitoring. It is evident from this table that windfall sites make a significant contribution to housing completions in Daventry District and, therefore, an allowance will be made for this in the 5 year supply. On average over the last 14 years 145 dwellings have been completed on windfall sites per annum. Having regard to the NPPF and recent decisions at appeal, the allowance will be adjusted to exclude garden land. Information on completions not on garden land sites has been monitored for the last 7 years. This is shown in table 6.
- 3.9 Whilst the number of completions has always fluctuated, it is evident from the table that the numbers of windfall completions has generally been lower in recent years as the housing market itself has been generally poorly performing, although clear signs of recovery are now evident locally. Therefore, rather than use an average from 2001 it is considered more appropriate to use an average over the last 7 years. This gives an annual average, excluding garden land of 89 units.
- 3.10 It is expected that windfall completions will continue to come forward over the next few years because:
- Saved policies in the local plan (e.g. HS11 and HS22) allow for continued development that would be counted as windfall
  - The Joint Core Strategy Local Plan contains policies that allow further development in the villages
  - Further windfall development in Daventry town is expected.
  - The NPPF promotes a significant increase in the supply of housing
  - Extensions of the permitted development rights to allow the formation of new dwellings in certain circumstances without the need for planning permission.
- 3.11 For the purposes of the five year calculation, the windfall allowance is only included for years 3, 4 and 5 of the housing supply as it is assumed that all windfall sites likely to be completed in years 1 and 2 have already been through the planning application process.

#### **4 ALLOWANCE FOR FUTURE POTENTIAL LAPSED PERMISSIONS**

- 4.1 Any application which expired prior to 1<sup>st</sup> April 2015, and was not renewed has been deleted from the supply of planning permissions.
- 4.2 In the last monitoring year (14/15) 11 planning permissions lapsed. These permissions related to 21 units.
- 4.3 The table below identifies the number of lapses since the start of the plan period.

Table 2: Lapsed Permissions since start of plan period

Year	Number of permissions	No of Units
11/12	23	30
12/13	14	15
13/14	10	18
14/15	11	21

- 4.4 This provides an average of 21 units per annum. Using this average for the next five years provides a potential lapse of 105 units. An allowance for potential future lapses is provided for in table 3. As noted above all sites of 15 units or more have been carefully assessed, including working with the developer/promoter where possible to identify an anticipated build out rate. There is therefore no need, and no justification for applying a lapse rate to these sites.

#### **5. THE FIVE YEAR SUPPLY**

- 5.1 Table 3 below sets out the housing requirement for Daventry District outside of the NRDA, then the various components of the available supply – this forms the assessment of the five year supply. Table 4 then identifies the extent to which the plan period requirement for the two parts (identified in policy S3) of Daventry district are being met.
- 5.2 Table 3 demonstrates that there is a 5 year supply of housing land in Daventry District.

Table 3 – Housing Supply

		<b>Dwellings</b>
A	<u>Housing Requirement 2015/16 -2019/20</u> See appendix 1 for details	2628
	<u>Plus 5%</u> as required by NPPF	<u>+ 131</u>
	Equals	2759
B	<u>Total Requirement 2015/16-2019/20</u>	2759
	Annualised Requirement (2759/5)	552
C	<u>Supply of deliverable sites</u> (Total from Table 2)	2010
	Sites with the benefit of planning permission	
	Other sites expected to come forward:	
	<b>Daventry</b>	
	Daventry Sites 3 and 6	50
	Daventry NE SUE	75
	Daventry 8 and 9	100
	Northampton College, Daventry Campus	130
	Daventry, Micklewell Park	419
		774
	<b>Villages</b>	
	Brixworth, east of Npton Road	90
	Flore, north of High Street	67
	Moulton, Sandy Hill Lane	85
	Moulton, South of Boughton Road	56
	Naseby, Cottesbrooke Road	20
	Welford, land off Newlands Road	16
		334
D	<u>Less allowance for potential future lapsed permissions.</u>	105
E	<u>Expected contribution from windfall sites</u> (see table 6 - 89 x 3)	267
F	<u>Deliverable Supply</u> (C+E-D)	3280
G	<b><u>Number of Years Supply</u></b> F/ (Annualised requirement in row B)	<b>5.94</b> <b>Years</b>

5.3 This assessment demonstrates that there is in excess of a 5 year supply of deliverable land for housing.

5.4 The following table examines the extent to which the housing requirement in policy S3 of the Core Strategy for Daventry town and the Rural areas is being met.

5.5 The figure for the rural areas includes 25 dwellings for Byfield Road, Woodford. This represents the number of dwellings that are expected to be completed post the 5 year period, and hence these 25 units were not included in table 5.

5.6 The figure for Daventry town includes 297 dwellings for Monkmoor. This represents the number of dwellings that are expected to be completed post the 5 year period, and hence these 297 units were not included in table 5.

5.7 The figure for Daventry North East has been adjusted to reflect the delays in submitting the application for this site as set out in appendix 2.

Table 4 – Commitment against Core Strategy policy S3<sup>1</sup>

	Daventry Town	Daventry Rural Areas
Requirement	4,620	2,360
Completions	337	550
Planning Permissions	650 297 Monkmoor	1,360 25 A.16 Woodford, Byfield Road A.16
Other sites expected to come forward	100 B.2 Sites 7 and 8 120 B.3 Sites 3 and 6 450 B.6 Micklewell Park 130 B.4 Npton college 2,025 B.5 North East	90 B.1 Brixworth, east of Npton Road 67 B.7 Flore, north of High Street 85 B.8 Moulton, Sandy Hill Lane 56 B.9 Moulton, South of Boughton Rd 20 B.10 Naseby, Cottesbrooke Road 16 B.11 Welford, land off Newlands Rd
Residual requirement	511	91

<sup>1</sup> Reference numbers in the table refer to appendix 2



**Table 5 Deliverable Sites**

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/ known interest/ advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Daventry (Abbey North)</b>											
Land at Monksmoor Farm	Welton Lane	Daventry	Daventry (Abbey North)	Yes	Outline	Yes	Yes	Yes	Yes	WN/2007/0161	329
Monksmoor Farm Phase 1	Welton Lane	Daventry	Daventry (Abbey North)	Yes	ARM	Yes	Yes	Yes	Yes	2012/0877	129
Monksmoor Farm Phase 2	Welton Lane	Daventry	Daventry (Abbey North)	No	ARM	Yes	Yes	Yes	Yes	2014/0638	175
Middlemore	7 and 8 Middlemore, Ashby Road	Daventry	Daventry (Abbey North)	Yes	Allocation Outline Lapsed	Yes	Yes	Yes	Yes	2002/0073	100
Electricity Substation	Tennyson Road	Daventry	Daventry (Abbey North)	Yes	Full	Yes	Yes	Yes	Yes	2011/0047	1
1	Monksmoor, Welton Lane	Daventry	Daventry (Abbey North)	No	Full	Yes	Yes	Yes	Yes	2012/0478	0
17	Welton Road	Daventry	Daventry (Abbey North)	No	Full	Yes	Yes	Yes	Yes	2014/0952	1
<b>Daventry (Abbey South)</b>											
84	London Road	Daventry	Daventry (Abbey South)	Yes	Full	Yes	No	Yes	No	2006/0325	0
Dingley Flats	1 Kinsley Avenue	Daventry	Daventry (Abbey South)	No	Full	Yes	Yes	Yes	Yes	2010/0937	1
Matheran House	Newlands	Daventry	Daventry (Abbey South)	Yes	Full	Yes	Yes	Yes	Yes	2010/0896	4
27	High Street	Daventry	Daventry (Abbey South)	No	Full	Yes	Yes	Yes	Yes	2014/0376	3
Sites 3 & 6	Eastern Way	Daventry	Daventry (Abbey South)	No	Outline – not yet determined	Yes	Yes	Yes	Yes		50
5	Brook Street	Daventry	Daventry (Abbey South)	No	Full	Yes	Yes	Yes	Yes	2014/0794	1
31	High Street	Daventry	Daventry (Abbey South)	No	Full	Yes	Yes	Yes	Yes	2014/0389	4
Land at Bodleian Close		Daventry	Daventry (Abbey South)	No	Full	Yes	Yes	Yes	Yes	2014/0198	1
The Grange	63 The Wye	Daventry	Daventry (Abbey South)	No	Full	Yes	Yes	Yes	Yes	2014/0124	1
<b>Daventry ( Drayton)</b>											
Northampton college	Badby Road	Daventry	Daventry (Drayton)	No	Outline – Not yet determined	Yes	Yes	Yes	Yes	2015/0187	125
<b>Daventry (Hill)</b>											
North East		Daventry	Daventry (Hill)	No	Core Strategy Allocation	Yes	Yes	Yes	Yes	N/A	75
Micklewell Park		Daventry	Daventry (Hill)	No	Not yet determined	Yes	Yes	Yes	Yes	2014/0869	240
Sub –total excluding: Sites 3 and 6, Sites 7 and 8 Middlemore, Northampton College, Badby Road, North East and Micklewell Park											650

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/known interest/advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	6 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Arthingworth</b>											
Building at Kelmars Road		Arthingworth	Arthingworth	No	Prior Approval	Yes	Yes	Yes	Yes	2014/0016	1
Short Lodge		Arthingworth	Arthingworth	No	Full	Yes	Yes	Yes	Yes	2014/0587	0
Land adj the Bungalow		Arthingworth	Arthingworth	Yes	Full	Yes	Yes	Yes	Yes	2014/1019	1
<b>Badby</b>											
Stockwell House	Stoneway	Badby	Badby	No	Full	Yes	Yes	Yes	Yes	2014/0003	1
Land rear of Bridge House	A361	Badby	Badby	No	Full	Yes	Yes	Yes	Yes	2014/0442 2012/0413	1
<b>Barby</b>											
Land Adj Hopthorne Farm	Kilsby Road	Barby	Barby	No	Full	Yes	Yes	Yes	Yes	2013/0154	1
Land off	Elkington Lane	Barby	Barby	No	Outline	Yes	Yes	Yes	Yes	2014/0695	4
Land off	Balding Close	Barby	Barby	No	Outline	Yes	Yes	Yes	Yes	2014/0611	6
Old Pinfold House	16 The Green	Barby	Barby	No	Full	Yes	Yes	Yes	Yes	2015/0008	1
<b>Boughton</b>											
Windrush	Vyse Road	Boughton	Boughton	No	Full	Yes	Yes	Yes	Yes	2012/0866	1
Orchard House	Moulton Lane	Boughton	Boughton	No	Full	Yes	Yes	Yes	Yes	2013/0015	0
Chapel Cottage	1 Moulton Lane	Boughton	Boughton	No	Full	Yes	Yes	Yes	Yes	2013/0548	1
Land at Brampton Lane	(Buckton Fields)	Boughton	Boughton	No	ARM	Yes	Yes	Yes	Yes	2008/0500 Outline 2013/0994 RM	0
Rear of	Harborough Road North	Boughton	Boughton	No	Full	Yes	Yes	Yes	Yes	2013/0124	2
<b>Braunston</b>											
Land adj The Corner House	Old Road	Braunston	Braunston	Yes	Full	Yes	Yes	Yes	Yes	2014/0343 2013/0677	1
Land r/o	34-36 High Street	Barunston	Braunston	No	Full	Yes	Yes	Yes	Yes	2014/0408	1
Land adj	Boxwood House	Braunston	Braunston	No	Full	Yes	Yes	Yes	Yes	2014/0500	1
<b>Brixworth</b>											
Cedar	Brixworth Park	Brixworth	Brixworth	Yes	Outline	Yes	Yes	Yes	Yes	2010/0820	1
12	Woodsfield	Brixworth	Brixworth	No	Full	Yes	Yes	Yes	Yes	2013/0138 2014/0982	1
Mabbutts Yard		Brixworth	Brixworth	No	Full	Yes	Yes	Yes	Yes	2013/0066	9
Land East of	Northampton Road	Brixworth	Brixworth	Yes	ARM	Yes	Yes	Yes	Yes	2014/0360 Variations 2013/0334 Res Matt	44
Land at the old barn	Merry Tom Lane	Brixworth	Brixworth	No	Full	Yes	Yes	Yes	Yes	2013/0993	1
Victors Barn	Northampton Road	Brixworth	Brixworth	No	Full	Yes	Yes	Yes	Yes	2014/0117	7
Victors Barn	Northampton Road	Brixworth	Brixworth	No	Full	Yes	Yes	Yes	Yes	2014/0910	5
Land East of	Northampton road	Brixworth	Brixworth	No	AIP	Yes	Yes	Yes	Yes	2014/0900	90
Sub – Total excluding Land East of Northampton Road, Brixworth											91

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/known interest/advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	7 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Byfield</b>											
Barns west of Ludwell House	Priors Marston Road	Byfield	Byfield	Yes	Full	Yes	Yes	Yes	Yes	2012/0694	1
Land to the south of clock meadow		Byfield	Byfield	Yes	ARM	Yes	Yes	Yes	Yes	2014/0142 RM 2012/0952 Outline	15
Land Adj 27 Fessey Road		Byfield	Byfield	Yes	Outline	Yes	Yes	Yes	Yes	2014/0653 2013/0996	1
18	Westhorpe Lane	Byfield	Byfield	No	Outline	Yes	Yes	Yes	Yes	2014/0090	1
Land between 25 and 31 The Twistle		Byfield	Byfield	Yes	Full	Yes	Yes	Yes	Yes	2014/1039	1
Turvins	Boddington Road	Byfield	Byfield	No	Full	Yes	Yes	Yes	Yes	2014/1115	1
Barns west of Ludwell House	Ludwell House	Byfield	Byfield	Yes	Full	Yes	Yes	Yes	Yes	2012/0694	1
<b>Catesby</b>											
Long ridge Farm	Badby Road	Catesby	Catesby	No	Full	Yes	Yes	Yes	Yes	2013/0832	0
<b>Charwelton</b>											
Land at Thistledome	Banbury Road	Charwelton	Charwelton	Yes	Full	Yes	Yes	Yes	Yes	2012/0382	2
<b>Church Brampton</b>											
Rosebank	Golf Lane	Church Brampton	Church with Chapel Brampton	Yes	Full	Yes	Yes	Yes	Yes	2013/0283	0
Cheriton	Golf Lane	Church Brampton	Church with Chapel Brampton	Yes	Full	Yes	Yes	Yes	Yes	2014/0294	0
Ophir House	Golf Lane	Church Brampton	Church with Chapel Brampton	Yes	Full	Yes	Yes	Yes	Yes	2014/0440	0
<b>Clipston</b>											
Clipston Grange Farm	Kelmarsh Road	Clipston	Clipston	No	Outline	Yes	Yes	Yes	Yes	2011/0357	0
The Old Red Lion		Clipston	Clipston	No	Full	Yes	Yes	Yes	Yes	2013/0410	1
Farm Buildings	r/o 1 Kelmarsh Road	Clipston	Clipston	No	Full	Yes	Yes	Yes	Yes	2013/0014	1
The Old Red Lion	12 The Green	Clipston	Clipston	No	Full	Yes	Yes	Yes	Yes	2014/0109	0
Naseby Road		Clipston	Clipston	No	Outline	Yes	Yes	Yes	Yes	2014/0603	2
Farm Buildings	r/o 1 Kelmarsh Road	Clipston	Clipston	No	Full	Yes	Yes	Yes	Yes	2014/0546	1
7A Weskers Close		Clipston	Clipston	No	Outline	Yes	Yes	Yes	Yes	2014/0790	1
The Woodyard	Naseby Road	Clipston	Clipston	No	Outline	Yes	Yes	Yes	Yes	2013/0393	5

Sub-total

34

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/ known interest/ advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	4 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Creaton</b>											
Buildings at Lichfield Lane		Creaton	Creaton	No	Full	Yes	Yes	Yes	Yes	2013/0836	1
<b>Crick</b>											
Land at 24	Yelvertoft Road	Crick	Crick	Yes	Full	Yes	Yes	Yes	Yes	2012/0909 2013/0214 – plot 2	2
Land Rear Of Foxholes Garage	West Haddon Road	Crick	Crick	Yes	Full	Yes	Yes	Yes	Yes	2014/0453 2009/0299	1
8	Drayson Lane	Crick	Crick	No	Outline	Yes	Yes	Yes	Yes	2012/0324	0
21	Main Road	Crick	Crick	Yes	Full	Yes	Yes	Yes	Yes	2012/0102	1
South of	Main road	Crick	Crick	No	ARM	Yes	Yes	Yes	Yes	2014/0240 ARM 2012/0242 Outline	7
	Main Road	Crick	Crick	Yes	ARM	Yes	Yes	Yes	Yes	2014/0111 ARM 2011//0664 Outline	132
Land north of	Fallowfields	Crick	Crick	Yes	Full	Yes	Yes	Yes	Yes	2013/0059	33
10 Boathouse Lane		Crick	Crick	No	Full	Yes	Yes	Yes	Yes	2014/0004	2
Land off Fallowfields		Crick	Crick	No	Full	Yes	Yes	Yes	Yes	2014/0717	4
Land at Poplars	15 Oak ALne	Crick	Crick	No	Full	Yes	Yes	Yes	Yes	2014/0858	1
<b>Dodford</b>											
<b>East Haddon</b>											
18 Church Lane		East Haddon	East Haddon	No	Full	Yes	Yes	Yes	Yes	2013/0582	1
Land west of	Hall Farm	East Haddon	East Haddon	No	Full	Yes	Yes	Yes	Yes	2014/0193	1
Tire Hall Farm		East Haddon	East Haddon	No	Prior Approval	Yes	Yes	Yes	Yes	2014/0009	1
West Barn	Tythe Farm	East Haddon	East Haddon	No	Prior Approval	Yes	Yes	Yes	Yes	2014/0024	1
<b>Elkington</b>											
Strawberry Shed		Elkington	Elkington	No	Prior Approval	Yes	Yes	Yes	Yes	2015/0002	1
<b>Flore</b>											
5	Bricketts Lane	Flore	Flore	No	Full	Yes	Yes	Yes	Yes	2013/0729	1
Royal Oak Public house		Flore	Flore	No	Full	Yes	Yes	Yes	Yes	2014/001	1
Land north of	High Street	Flore	Flore	No	AIP	Yes	Yes	Yes	Yes	2013/0703	67
Subtotal Excluding North of High Street, Flore											191

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/ known interest/ advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Great Oxendon</b>											
Land to r/o Manor House	37 Main Street	Great Oxendon	Great Oxendon	No	Full	Yes	Yes	Yes	Yes	2012/0606 2009/0661	1
Lake House	Harborough Road	Great Oxendon	Great Oxendon	No	Full	Yes	Yes	Yes	Yes	2013/0742 2013/0120	1
West End House	56 Main Street	Great Oxendon	Great Oxendon	No	Full	Yes	Yes	Yes	Yes	2013/0594	1
<b>Guilsborough</b>											
Land adj	Willow House. Cold Ashby House	Guilsborough	Guilsborough	No	Outline	Yes	Yes	Yes	Yes	2012/0323	1
<b>Hannington</b>											
Henrys of Hannington	Red House Lane	Hannington	Hannington	No	Full	Yes	Yes	Yes	Yes	2014/0939 2014/0469 2014/0141	3
<b>Harlestone</b>											
Stable	Nobottle Road	Harlestone	Harlestone	Yes	Full	Yes	Yes	Yes	Yes	1993/0684	1
Land East of	Halestone Road	Harlestone	Harlestone	Yes	ARM	Yes	Yes	Yes	Yes	2014/0568	0
<b>Hellidon</b>											
<b>Holcot</b>											
48	Moulton Road	Holcot	Holcot	No	Full	Yes	Yes	Yes	Yes	2011/0232	0
Land at Sergeants Yard		Holcot	Holcot	No	Full	Yes	Yes	Yes	Yes	2014/0590	1
<b>Holdenby</b>											
The Bungalow, Holdenby Stables	Holdenby Road	Holdenby	Holdenby	No	Full	Yes	Yes	Yes	Yes	2014/0050	0
Sub-total											9

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/ known interest/ advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Kilsby</b>											
Lasalign Site	Malt Mill Green	Kilsby	Kilsby	Yes	RM	Yes	Yes	Yes	Yes	2012/0309	8
Land to rear of The Limes	Main Road	Kilsby	Kilsby	No	Full	Yes	Yes	Yes	Yes	2013/0793	1
9	Manor Road	Kilsby	Kilsby	No	Full	Yes	Yes	Yes	Yes	2013/0055	1
18 Independent Street		Kilsby	Kilsby	No	Prior Approval	Yes	Yes	Yes	Yes	2014/0022	1
Daventry Road		Kilsby	Kilsby	No	Outline	Yes	Yes	Yes	Yes	2014/0221	40
<b>Lampport</b>											
Clint Hill Farm	6 Manor Road	Hanging Houghton	Lampport	Yes	Full	Yes	Yes	Yes	Yes	2007/0120	1
<b>Lilbourne</b>											
Barn at Whitehouse Farm	Station Road	Lilbourne	Lilbourne	Yes	Full	Yes	Yes	Yes	Yes	2010/0043	1
<b>Little Brington</b>											
Land at Church House Farm	Steeple Lane	Little Brington	Little Brington	No	Outline	Yes	Yes	Yes	Yes	2014/0889	2
Bakers Cottage	Main Street	Little Brington	Little Brington	No	Full	Yes	Yes	Yes	Yes	2014/0948	1
Rose Tree cottage		Little Brington	Little Brington	No	Full	Yes	Yes	Yes	Yes	2014/1085	1
<b>Long Buckby</b>											
11	Market Place	Long Buckby	Long Buckby	No	Full	Yes	Yes	Yes	Yes	2012/0446 2012/0146	2
Land east of	Station Road	Long Buckby	Long Buckby	No	Outline	Yes	Yes	Yes	Yes	2012/0138	107
St Lawrence Court	The Banks	Long Buckby	Long Buckby	Yes	Full	Yes	Yes	Yes	Yes	2006/1243	3
Land west of	Station Road	Long Buckby	Long Buckby	No	ARM	Yes	Yes	Yes	Yes	2013//0529 ARM (2011/0726 – outline)	119
Former Admiral Rodney	75 High Street	Long Buckby	Long Buckby	Yes	Full	Yes	Yes	Yes	Yes	2013/0115	3
Land at Salem House	Salem	Long Buckby	Long Buckby	No	Full	Yes	Yes	Yes	Yes	2013/0360	1
8 Berryfield		Long Buckby	Long Buckby	Yes	Full	Yes	Yes	Yes	Yes	2014/0107	1
Land west of	Hilgay, Harbridges Lane	Long Buckby	Long Buckby	No	Outline	Yes	Yes	Yes	Yes	2012/0607	5
Land adj	84 East Street	Long Buckby	Long Buckby	No	Outline	Yes	Yes	Yes	Yes	2014/0257	3
Land Adj	46 West Street	Long Buckby	Long Buckby	No	Full	Yes	Yes	Yes	Yes	2014/0392	2
8 Harbridges Lane		Long Buckby	Long Buckby	No	Full	Yes	Yes	Yes	Yes	2014/0525	2
Land r/o	96 Station Road	Long Buckby	Long Buckby	No	Full	Yes	Yes	Yes	Yes	2014/1020	1
Sub-total											306

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/known interest/advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Maidwell</b>											
Land at	The Banks	Maidwell	Maidwell	No	Outline	Yes	Yes	Yes	Yes	2012/0466	1
<b>Marston Trussell</b>											
Sun Inn	29 Main Street	Marston Trussell	Marston Trussell	Yes	Full	Yes	Yes	Yes	Yes	2014/0753 2012/0480	6
The Old Woodyard	Rear of 20 Main Street	Marston Trussell	Marston Trussell	Yes	Full	Yes	Yes	Yes	Yes	2014/0544 2012/0663	3
Field House	Farndon Road	Marston Trussell	Marston Trussell	No	Full	Yes	Yes	Yes	Yes	2012/0904	1
Land at	21/22 Main Street	Marston Trussell	Marston Trussell	No	Outline	Yes	Yes	Yes	Yes	2014/0385	1
<b>Moulton</b>											
Land adjacent to	116 Northampton Lane North	Moulton	Moulton	No	Outline	Yes	Yes	Yes	Yes	2014/0918 2011/0957	1
Land at rear of 29	Ashley Lane	Moulton	Moulton	Yes	Full	Yes	Yes	Yes	Yes	2011/0835	1
Land to the rear of	116 Northampton Road	Moulton	Moulton	No	Outline	Yes	Yes	Yes	Yes	2011/0958	4
2	Thorpeville	Moulton	Moulton	Yes	Full	Yes	Yes	Yes	Yes	2010/0828	2
Land off	Sandy Hill Lane	Moulton	Moulton	Yes	ARM	Yes	Yes	Yes	Yes	2012/0578	84
3	Northampton Lane North	Moulton	Moulton	Yes	Full	Yes	Yes	Yes	Yes	2011/0127	0
Land to the rear of	85 Park View	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2011/0344	1
Land to the rear of 45	Ashley Lane	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2015/0039	1
43	Park View	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2014/0335	1
Land off	Sandy Hill Lane	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2013/0554	27
27	Ashley Lane	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2014/0916	2
South of	Boughton Road	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2014/0541	56
Land off	The Grove	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2014/1116	1

Sub-total excluding land south of Boughton Road

137

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/known interest/advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
Land east of	Northampton Lane North	Moulton	Moulton	Yes	ARM	Yes	Yes	Yes	Yes	2013/0431 (2012/0020 – outline)	140
Land off	Alibone Close	Moulton	Moulton	Yes	Outline	Yes	Yes	Yes	Yes	2013/0952	12
Land at 4	The Avenue	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2013/1003	2
Land off	Sandy Hill Lane	Moulton	Moulton	No	AIP	Yes	Yes	Yes	Yes	2013/0686	85
Land to rear of	44 Boughton Road	Moulton	Moulton	No	Full	Yes	Yes	Yes	Yes	2014/0995	1
<b>Naseby</b>											
Acresfield, 28	Nutcote	Naseby	Naseby	Yes	ARM	Yes	Yes	Yes	Yes	2012/0596	4
21	Newlands	Naseby	Naseby	No	Outline	Yes	Yes	Yes	Yes	2012/0668	1
Stable Cottage	Naseby Hall	Naseby	Naseby	No	Full	Yes	Yes	Yes	Yes	2013/0297	0
Cromwell Farm	Haselbeach Road	Naseby	Naseby	No	Full	Yes	Yes	Yes	Yes	2014/0574	1
Land off Cottesbrooke Road		Naseby	Naseby	No	AIP	Yes	Yes	Yes	Yes	2014/0403	20
<b>Newnham</b>											
Barns at Crabtree	Church Street	Newnham	Newnham	Yes	Full	Yes	Yes	Yes	Yes	2013/0699	1
Land adj Meadow Cottage		Newnham	Newnham	No	Full	Yes	Yes	Yes	Yes	2013/0313	1
<b>Norton</b>											
The Old Vicarage	Daventry Road	Norton	Norton	No	Outline	Yes	Yes	Yes	Yes	2014/0671 2010/0953	1
Dry Fields Farm	Newnham Road	Norton	Norton	No	Full	Yes	Yes	Yes	Yes	2013/0359	1
Manor Farm	Bakers Lane	Norton	Norton	No	Full	Yes	Yes	Yes	Yes	2014/0649	1
55	Daventry Road	Norton	Norton	No	Full	Yes	Yes	Yes	Yes	2014/0981	1
<b>Old</b>											
Land adj.Thornberry House	Mill Lane	Old	Old	No	Full	Yes	Yes	Yes	Yes	2013/0934	1

Subtotal excluding land off Sandy Hill, Moulton and Cottesbrooke Road Naseby

168



Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/ known interest/ advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Overstone</b>											
Land adjacent to Beechwood	23 Sywell Road	Overstone	Overstone	No	Outline	Yes	Yes	Yes	Yes	2013/0344	2
140	Sywell Road	Overstone	Overstone	No	Full	Yes	Yes	Yes	Yes	2012/0426	0
23	Woodland Avenue	Overstone	Overstone	Yes	Full	Yes	Yes	Yes	Yes	2014/0698 2014/0401	0
<b>Pitsford</b>											
Collyweston House	High Street	Pitsford	Pitsford	No	Outline	Yes	Yes	Yes	Yes	2013/0106	1
Wickets	High Street	Pitsford	Pitsford	No	Full	Yes	Yes	Yes	Yes	2013/0416	1
Moulton Grange Farm	Grange Lane	Pitsford	Pitsford	No	Full	Yes	Yes	Yes	Yes	2013/0042	3
Stonehill Farm	Grange Lane	Pitsford	Pitsford	No	Full	Yes	Yes	Yes	Yes	2012/0853	1
Middlesex House	High Street	Pitsford	Pitsford	No	Full	Yes	Yes	Yes	Yes	2013/0021	1
Ride House	High Street	Pitsford	Pitsford	No	Full	Yes	Yes	Yes	Yes	2013/0224	1
The Drummonds	Moulton Road	Pitsford	Pitsford	No	Full	Yes	Yes	Yes	Yes	2013/0462	1
Moulton Grange		Pitsford	Pitsford	No		Yes	Yes	Yes	Yes	2014/0252	2
<b>Ravensthorpe</b>											
Ravensthorpe Glebe	The Hollow	Ravensthorpe	Ravensthorpe	No	Outline	Yes	Yes	Yes	Yes	2013/0620	2
The Firs	Little Lane	Ravensthorpe	Ravensthorpe	No	Full					2014/0374	1
<b>Sibbertoft</b>											
31	Welland Rise	Sibbertoft	Sibbertoft	Yes	Full	Yes	Yes	Yes	Yes	2013/0761	1
Building to south west of	Sulby Lodge Road	Sibbertoft	Sibbertoft	No	Prior Approval	Yes	Yes	Yes	Yes	2014/0025	1
Subtotal											18

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/ known interest/ advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Spratton</b>											
10	Brixworth Road	Spratton	Spratton	Yes	Full	Yes	Yes	Yes	Yes	2013/0619	1
Land adjacent to Yew Tree Cottage	21 Yew Tree Lane	Spratton	Spratton	No	Outline	Yes	Yes	Yes	Yes	2013/0680	1
9A	Yew Tree Lane	Spratton	Spratton	No	Full	Yes	Yes	Yes	Yes	2012/0669	0
Land adj	19 High Street	Spratton	Spratton	No	Full	Yes	Yes	Yes	Yes	2015/0073 2012/0702	1
<b>Staverton</b>											
Staverton Hill Farm	Badby Lane	Staverton	Staverton	Yes	Full	Yes	Yes	Yes	Yes	2008/1057	0
Former Hospital	Badby Lane	Staverton	Staverton	Yes	Full	Yes	Yes	Yes	Yes	2012/0333	0
Land at Former Hospital	Badby Lane	Staverton	Staverton	Yes	Full	Yes	Yes	Yes	Yes	2014/0483 2013/0727	4
<b>Sulby</b>											
Home Farm		Sulby	Sulby	No	Full	Yes	Yes	Yes	Yes	2014/015	0
<b>Teeton</b>											
Manor Lodge		Teeton	Teeton	No		Yes	Yes	Yes	Yes	2014/0208	1
<b>Walgrave</b>											
Newlands Lodge	Newland Road	Walgrave	Walgrave	Yes	Full	Yes	Yes	Yes	Yes	2013/0026 2005/0286 Plot 6	1
Newlands Lodge		Walgrave	Walgrave	Yes	Full					2011/0986 Plot 4	1
Butchers Garden	Northall	Walgrave	Walgrave	Yes	Full	Yes	Yes	Yes	Yes	2012/0003	1
land adj 10 Woodbine Cottage	Northall	Walgrave	Walgrave	No	Full	Yes	Yes	Yes	Yes	2012/0903	1
Land at Langholme	Kettering Road	Walgrave	Walgrave	No	Full	Yes	Yes	Yes	Yes	2013/0274	1
April Cottage	Zion Hill	Walgrave	Walgrave	Yes	Full	Yes	Yes	Yes	Yes	2011/0885	5
Subtotal											18

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/known interest/advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>Weedon</b>											
Weedon Lodge Farm	Everdon Road	Weedon	Weedon	Yes	Full	Yes	Yes	Yes	Yes	2014/0754 2003/1231	1
14	South Street	Weedon	Weedon	No	Full	Yes	Yes	Yes	Yes	2013/0968	1
Hillcrest Cottage	Farthingstone Road	Weedon	Weedon	No	Full	Yes	Yes	Yes	Yes	2011/0513	0
14	Croft Way	Weedon	Weedon	No	Full	Yes	Yes	Yes	Yes	2012/0153	1
Builders Yard	Queens Street	Weedon	Weedon	No	Full	Yes	Yes	Yes	Yes	2014/0156	4
Roseacres	Watling Street	Weedon	Weedon	No	Outline	Yes	Yes	Yes	Yes	2013/0215	14
Former Conservative Club Car Park	New Street	Weedon	Weedon	No	Full	Yes	Yes	Yes	Yes	2014/0431	3
Land at Pine Reach	Church Street	Weedon	Weedon	No	Full	Yes	Yes	Yes	Yes	2015/0010 2014/0586	1
<b>Welford</b>											
42a	West End	Welford	Welford	Yes	Full	Yes	Yes	Yes	Yes	2013/0211	1
Watts Lodge Farm	Elkington Road	Welford	Welford	Yes	Full	Yes	Yes	Yes	Yes	2013/0971	0
Land south of	Newlands Road	Welford	Welford	No	Outline	Yes	Yes	Yes	Yes	2013/0696	38
Land off	Newlands Road	Welford	Welford	No	AIP	Yes	Yes	Yes	Yes	2014/0824	16
<b>Welton</b>											
The Wilderness	Churchill Road	Welton	Welton	No	Full	Yes	Yes	Yes	Yes	2010/0833	3
Teds Barn		Welton	Welton	No	Full	Yes	Yes	Yes	Yes	2014/0791	1
Welton Brook		Welton	Welton	No	Full	Yes	Yes	Yes	Yes	2014/0261	0

Subtotal excluding Newlands Road, Welford 2014/0791

68

Address/Location				Site under construction	Suitable: Outline/Full/Reserved Matters, Approval in Principle or local plan allocation	Available; Owned by developer/known interest/advertised for sale	Available: No known legal or ownership constraints	Achievable Reasonable Prospect of delivery in 5 years	Deliverable?	Application Number	5 year supply 2015-2020
Building Name	Street	Village or Town	Parish								
<b>West Haddon</b>											
Land adjacent 5	Haradays Lane	West Haddon	West Haddon	No	Outline	Yes	Yes	Yes	Yes	2013/0208	1
15	Guilsborough Road	West Haddon	West Haddon	No	Full	Yes	Yes	Yes	Yes	2014/0054 2012/0947	4
Home Farm		West Haddon	West Haddon	Yes	Full	Yes	Yes	Yes	Yes	2013/0261	1
Former Nursery Site		West Haddon	West Haddon	Yes	RM	Yes	Yes	Yes	Yes	2014/0559 2012/0071	20
Between Guilsborough Road	And A428	West Haddon	West Haddon	Yes	Outline	Yes	Yes	Yes	Yes	2014/0218	100
White House Farm		West Haddon	West Haddon	Yes	Full	Yes	Yes	Yes	Yes	2014/0411	2
Sedge Hollow Far		West Haddon	West Haddon	No		Yes	Yes	Yes	Yes	2014/0966	1
Land off Pritchard Close		West Haddon	West Haddon	No	ARM	Yes	Yes	Yes	Yes	2014/0582 ARM 2013/0889 Outline	3
Plot 4	Pritchard Close	West Haddon	West Haddon	Yes	Full	Yes	Yes	Yes	Yes	2014/0941	1
Barn at Park House Farm		West Haddon	West Haddon	Yes	Prior approval	Yes	Yes	Yes	Yes	2014/0038	1
Land Between 8 and 12	High Street	West Haddon	West Haddon	No	Full	Yes	Yes	Yes	Yes	2014/0756	1
Barns at West Haddon Lodge Farm		West Haddon	West Haddon	No	Prior Approval	Yes	Yes	Yes	Yes	2015/0001	1
Foxhill Manor	Foxhill Road	West Haddon	West Haddon	No	Full	Yes	Yes	Yes	Yes	2015/0051	1
<b>Woodford</b>											
Hinton Manor Court	Phipps Road	Woodford	Woodford	Yes	Full	Yes	Yes	Yes	Yes	2012/0899	3
Land between 68 and 70	Byfield Road	Woodford	Woodford	No	Outline	Yes	Yes	Yes	Yes	2013/0212	1
Adj Upton Close	Byfield Road	Woodford	Woodford	No	ARM	Yes	Yes	Yes	Yes	2014/0110 ARM 2012/0860 Outline	175
Woodford Halse Moravion Church	Parsons Street	Woodford Halse	Woodford Halse	No	Full	Yes	Yes	Yes	Yes	2012/0394	1
The Lodge	6 Quinton Lane	Woodford Halse	Woodford Halse	No	Full	Yes	Yes	Yes	Yes	2013/0527	1
Land at the Poplars	Quinton Lane			No	Full					2014/0061	1
Pool Farm		Woodford Halse	Woodford Halse	No	Full	Yes	Yes	Yes	Yes	2014/0759	1
<b>Yelvertoft</b>											
Subtotal											320

**Table 6 – Windfall Completions 2001-2015**

	<b>Windfall Completions Total</b>	<b>Windfall Completions excluding those on garden land</b>
2001/02	185	
2002/03	101	
2003/04	95	
2004/05	183	
2005/06	225	
2006/07	250	
2007/08	258	
2008/09	126	101
2009/10	124	107
2010/11	71	59
2011/12	128	99
2012/13	97	86
2013/14	90	87
2014/15	91	82
<b>Total</b>	2024	621
<b>Average</b>	145	89
<b>Average over last 7 years</b>	104	89

## Appendix 1

### Housing Requirement identified in the West Northamptonshire Joint Core Strategy

This appendix identifies the housing requirement as set out in the Joint Core Strategy (JCS).

The housing requirement in the Core Strategy is set out in policy S3.

The policy is underpinned by a housing trajectory that is set out in appendix 3 of the Joint Core Strategy. That appendix provides an expected completion rate on a year by year basis, as set out in the table below.

	JCS Years preceding current 5 year period				Current 5 year period				
	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20
<b>Delivery and Need for DDC outside NRDA (Taken from appendix 3 of JCS)</b>	145	98	264	350	462	465	561	590	580
<b>Less Actual completions 2011-2015</b>	145	98	265	379					
<b>Difference</b>	0	0	-1	-29					
<b>Total</b>	30 units oversupply in period				Total of 2658 Less 30 oversupply Leaves 2628				

## **Appendix 2**

### **Survey of Promoters/Developers regarding sites of 15 units or more.**

Footnote 11 to paragraph 47 of the Framework states that 'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be delivered for five years....'

The vast majority of sites with planning permission within Daventry District are for sites of less than 15 units. These sites are straightforward to deliver, require little, if any, off site infrastructure, and prior to December 2012 were not required to provide affordable housing. There is no reason why these will not come forward within the five year period. For the purposes of the five year land supply report it is assumed that all of these sites, with the exception of DA/2006/0325 in Daventry town, will be developed.

This HLA report identifies that there were 16 sites with permission across the district for 15 or more units and a further 11 sites which didn't yet have permission but are expected to come forward within the next five years. These are considered suitable, available and achievable deliverable and therefore deliverable. Justification for their inclusion is set out in the following section.

All of the sites are listed below, and then considered in more detail.

#### **A. Sites with planning permission**

- 1 Brixworth, East of Northampton Road
- 2 Byfield, Clock Meadow
- 3 Crick, Main Road
- 4 Crick, Fallowfields
- 5 Daventry, Monksmoor
- 6 Kilsby, Daventry Road
- 7 Long Buckby, East of Station Road
- 8 Long Buckby, West of Station Road
- 9 Moulton, Sandy Hill Lane
- 10 Moulton, Sandy Hill Lane North
- 11 Moulton, Northampton Lane North
- 12 Moulton, Alibone Close
- 13 Welford, Land off Newlands Drive
- 14 West Haddon, Northampton Road
- 15 West Haddon, between Guilsborough Road and A428
- 16 Woodford Halse, Byfield Road

#### **B. Other Sites expected to come forward**

- 1 Brixworth, east of Northampton Road (2)
- 2 Daventry, Middlemore 7 and 8
- 3 Daventry, sites 3 and 6
- 4 Northampton College, Daventry Campus
- 5 Daventry, North East SUE
- 6 Daventry, Micklewell Park
- 7 Flore, North of High Street
- 8 Moulton, Marsh Spinney, Sandy Hill Lane
- 9 Moulton, South of Boughton Road
- 10 Naseby, Cottesbrooke Rd
- 11 Welford, Newlands Drive

The Council wrote to developers/promoters of the schemes<sup>2</sup> in February 2015 to seek confirmation, or otherwise, of the anticipated build-out rates on the sites. A copy of the pro-forma used for this exercise is attached for information at appendix 3.

A Sites with Planning permission as at 1<sup>st</sup> April 2015

1 Brixworth East of Northampton Road (Reserved Matters DA/2013/0334)

This site has the benefit of an approval of Reserved Matters by Barratt Homes for 150 dwellings.

Development on the site started in early 2014. 53 units were completed in 2014/15 and several further dwellings were under construction..

A note of the assumed rate of completions for the next five years has been provided to the developer.

The developers have responded with a different build-out rate, but importantly they have confirmed that the scheme will be built in its entirety within the five year period. Some adjustments have been made to the council's original assumptions to align with the assumptions made by the developer where possible.

2 Byfield, Clock Meadow. ARM DA/2014/0142

This site has the benefit of an approval of Reserved Matters for Davidson Homes for 15 dwellings.

Work has started on site and several dwellings were under construction as at 1<sup>st</sup> April 2015. Given the scale of the scheme which can readily be completed within the next five years, there was no need to approach the developers regarding their build out rates.

3 Crick, Main Road (Outline DA/2011/0664, ARM DA/2014/0111)

This site has the benefit of an approval of Reserved Matters by Barratt Homes for 135 dwellings.

Development on this site started in late 2014. 3 units were completed in the monitoring year 2014/15.

A note of the assumed rate of completions for the next five years has been provided to the developer.

The developers have responded with a different build-out rate, but importantly they have confirmed that the scheme will be built in its entirety within the five year period. Some adjustments have been made to the council's original assumptions to align with the assumptions made by the developer where possible.

4 Crick, Fallowfields (DA/2013/0059)

This site has the benefit of a Full planning permission by David Wilson Homes for 61 dwellings.

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<sup>2</sup> Excluding the following sites for the reasons set out in this report: A.2 - Byfield, Clock Meadow, A.12 - Moulton, Alibone Close, A.14 - West Haddon, Northampton Road and B.9 - Moulton, south of Boughton Road



Development on this site started in 2013/14. 28 units were completed in the monitoring year 2014/15.

A note of the assumed rate of completions for the next five years has been provided to the developer, but they have not responded. Given the scale of the scheme, there is no reason why the scheme cannot be completed within the 5 year period.

5 Daventry, Monksmoor (WN/2007/0161 outline granted on appeal and Reserved Matters DA/2012/0877 and 2014/0638)

This site for 1,000 units was allowed on appeal in March 2010. Crest Nicholson acquired an interest in the site in late 2011.

The Council has subsequently considered and agreed proposed variations to the agreement and changes to planning conditions, which take into account viability considerations.

The Council approved a Reserved Matters application for 200 units on phase 1 of the site in March 2013. A Reserved Matters application for 175 units on phase 2 was approved in December 2014. Approvals have also been granted for a spine road and canal side open space (DA/2014/0672).

Site clearance started in spring 2013, and the developer is now active on this site. Housing completions on phase 1 started in 2013/14 and the developer has started to implement the spine road for the site, which enables phase 2 of the development to commence. Starts have been made on a number of units on phase 2.

The developers provided a build-out rate as part of a housing land availability exercise undertaken in late 2013. The rates provided by the developers appeared ambitious given that the housing market was then in the early stages of recovery.

Since then work has progressed rapidly on the site.

As at the end of April 2014 there were 14 units being advertised on the Crest Nicholson website. This was broadly in accordance with the programme provided by the developers which indicated 16 units by the end of April 2014.

As at the end of the monitoring year 14/15 there were 65 completions on site, which was marginally short of the anticipated 72 completions anticipated in the HLA 2014 report.

The Council is still slightly cautious about using the rates provided by the developers until there is more evidence over a longer period of time, however, it is also mindful that developers are usually best placed to identify what the build out rates will be.

The Council is also mindful that a trajectory has been submitted as evidence to the Core Strategy examination. This sets out a build-out rate which is lower than that provided by the developers and found to be sound by the Core Strategy examiner.

In order to come to a firm position on this the Council has decided to apply a probability to each scenario being the closest to what actually happen of 50%. This provides a figure which is at the midpoint between the two as set out in the table below. This mid-point figure has been used in the 5 year land supply.

	Build out rate provided by Crest	Adopted Core Strategy Trajectory	Mid-point	Notes
13/14	7	0	4	6 Actual completions
14/15	93	50	72	65 Actual completions
15/16	144	75	109	
16/17	167	100	134	
17/18	175	115	145	
18/19	130	125	127	
19/20	120	115	118	
Total	736	530	633	

Of the 633 dwellings expected to be built it is expected that they will be developed as follows:

129 units on remainder of Phase 1 (currently under construction)  
175 on phase 2 (has benefit of RM approval and is currently under construction)  
329 on remaining phases.

The developers of this site were approached in March 2015 to provide an updated position on this site, but have not, to date, responded to that request for information.

However in their covering letter to the planning application for the Reserved Matters on Phase 2 they made the following statement:

*'This Reserved Matters submission will enable Crest Nicholson to boost housing delivery from Monksmoor Farm by opening up a second sales outlet in a different part of the site, with a more contemporary offer. This phase can be developed concurrently with Phase 1 (currently under construction). In doing so, this will ensure that Crest Nicholson is on track to deliver or even exceed DDC's projected housing delivery from Monksmoor Farm, as set out in its Housing Land Availability Statement and therefore assist DDC with delivering its required housing land supply'*

The completions in the first partial year, and first full year have been within a very small margin of the mid point adopted by the Council. In the two year period 13/14 to 14/15 71 dwellings were completed compared with an expected 76 i.e. a discrepancy of 6.6%. Given this high level of alignment with the anticipated position, and the fact that work on phase 2 has already started to provide the second outlet, the assumptions have been maintained for this report.

#### 6 Kilsby - Daventry Road (DA/2014/0221)

An outline application to develop 40 houses at Kilsby was approved at Planning Committee on 27th August 2014 subject to the completion of a satisfactory section 106 agreement. This agreement was completed in March 2015. There are no significant constraints that indicate that this development cannot be completed within the 5 year period

A note of the assumed rate of completions has been provided to the promoter. The promoter has agreed with the Council's assumptions.

#### 7 Long Buckby, East of Station Road (Outline DA/2012/0138)

An outline application for up to 107 dwellings has been approved on this site.

A note of the assumed rate of completions for the next five years has been provided to the promoter.

The promoter has agreed with the Council's assumptions, and indicated that they intend to submit a Reserved Matters application shortly.

8 Long Buckby, West of Station Road (Outline DA/2011/0726, Reserved Matters DA/2013/0529)

A Reserved matters application submitted by Bovis Homes has been approved for this site.

Work started on site in late 2013/early 2014.

A note of the assumed rate of completions for the next five years has been provided to the developer.

The developer has indicated that they intend to complete the scheme at a faster rate than the Council was assuming. The Council is content to accept this faster rate of delivery – it makes no difference to the 5 year supply as both sets of assumptions identify completion of the whole site comfortably within the 5 year period.

9 Moulton, Sandy Hill Lane (Outline DA/2009/0995 and Reserved Matters DA/2012/0578)

A Reserved Matters application has been approved on this site for 145 units for Taylor Wimpey Homes.

Site clearance on the site started in Spring 2013 and development is now well underway. 19 units were completed in 2013/14, and a further 42 units were completed in 2014/15.

A note of the assumed rate of completions has been provided to the developer. The Developer has agreed with the Council's assumptions.

10 Moulton, Sandy Hill Lane North (DA/2013/0554)

A detailed application for 27 houses has been approved on this site for Taylor Wimpey Homes.

A note of the assumed rate of completions has been provided to the developer. The Developer has suggested a slightly earlier start on site than assumed by the Council. The Council is happy to accept the revised assumptions.

11 Moulton, Northampton Lane North (Reserved Matters DA/2013/0431)

A Reserved Matters application, submitted by Redrow Homes has been approved on this site for 145 units. The site is currently under construction.

A note of the assumed rate of completions has been provided to the developer.

The developer has indicated that they intend to complete the scheme at a slightly slower rate than the Council was assuming. The Council is content to accept this slower rate of delivery – it makes no difference to the 5 year supply as both sets of assumptions identify completion of the whole site comfortably within the 5 year period.

12 Moulton – Alibone Close (DA/2013/0952)

A detailed planning permission has been granted for this site. Development is already underway with 4 completions as at 1<sup>st</sup> April 2015, and several further plots under construction. Given the scale of this scheme there is no reason that it will not be completed comfortably within the 5 year period. It was not considered necessary, therefore, to contact the developer regarding their build-out rates.

13 Welford – Land off Newlands Road DA/2013/0696

An outline application to develop 38 houses has been approved.

A note of the assumed rate of completions has been provided to the promoter but no response has been received.

An application for Reserved Matters was lodged with the Council by Mears New Homes in March 2015. This demonstrates that there is market interest in the site. Given the small scale of the site there is no reason to suppose that the whole site cannot be completed within the next five years.

14 West Haddon, Northampton Road (DA/2014/0559 - ARM)

A reserved matters application has been approved for Francis Jackson Homes to build 20 dwellings.

Their website indicates that they intend to start work on this site in 2015, and this has been confirmed by recent observations of the site (March 2015). Given the scale of the development it can readily be built within the 5 year period. It was not considered necessary, therefore, to contact the developer regarding their build-out rates.

15 West Haddon, between Guilsborough Road and A428 (DA/2014/0218)

An outline application for up to 100 homes was allowed on appeal in December 2014 to Davidsons.

The developer has indicated that they intend to complete the scheme at a slightly slower rate than the Council was assuming. The Council is content to accept this slower rate of delivery. It makes no difference to the 5 year supply as both sets of assumptions identify completion of the whole site within the 5 year period.

16 Woodford, Byfield Road (Outline DA/2012/0860, Reserved Matters DA/2014/0110)

A Reserved Matters application for 200 homes, submitted by Taylor Wimpey in February 2014, has been approved for this site.

A note of the assumed rate of completions has been provided to the developer.

The developer has indicated that they intend to complete the scheme at a slightly different rate than the Council was assuming.

The developer has assumed a slightly reduced number of units in the first year because of the need to undertake archaeological surveys. They then assume a faster rate of delivery than the Council for the next four years.

The Council is content to accept the developer's rate of delivery – it makes a difference of an additional 25 units in the 5 year supply.

## B Other Sites expected to come forward.

The following sites did not have the benefit of planning permission as at 1st April 2015, however, they are expected to contribute towards the delivery of housing over the next five years.

They are included in Row C 'Supply of Deliverable Sites' in Table 3 of this report, and they are also included in the list of sites at Table 5, shown in red.

The justification for them being included in the supply is set out below:

### 1 Brixworth – East of Northampton Road (DA/2014/0900)

An application to develop up to 90 houses at Brixworth was submitted by Barratt homes and approved at Planning Committee on 18th February 2015 subject to the completion of a satisfactory section 106 agreement. There are no significant constraints that indicate that this development cannot be completed within the 5 year period.

The developers have responded with a different build-out rate, but importantly they have confirmed that the scheme will be built in its entirety within the five year period. The Council is happy to accept the revised assumptions.

Suitable; The site has been granted outline planning permission subject to the completion of a satisfactory section 106 agreement.

Available; The site is a greenfield site with no constraints to development. The landowner is willing to release the land as demonstrated by it being under option with a housebuilder, who is building homes on the adjacent site.

Achievable; There is a reasonable prospect that the site will come forward within the next 5 years, confirmed by the developer.

### 2 Daventry Middlemore 7 and 8

This land is within the ownership of the District Council. It is the remaining parcel of land from a wider development scheme that was allocated in the 1997 Local Plan. Progress from the late 2000's to early 2010's was slower than was previously the case due to a downturn in the wider housing market. However development activity picked up from 2012 with a 45 unit scheme for rent being developed for the Council, together with the start of a scheme for 147 units by Bellway homes on an adjacent site. 89 units were completed by Bellway in 2013/14 and the remainder of the scheme was completed in 2014/15.

The remaining parcel of land if developed fully could accommodate 131 units based on the development briefs for the sites. However there are issues relating to noise from an adjacent site that would need to be addressed, as they already have for sites 8 and 9. A nominal reduction in the number of units to 100 has been made to accommodate this.

The Council has resolved that this land at Middlemore can be disposed of for housing. The site is currently being advertised with advertisement boards displayed at the entrance to the site.

In February 2015 the Council resolved that it would develop a 'homes to rent' project on part of this land. This project will see the delivery of 50 homes, some of which will be for market rent and some will be for affordable rent.

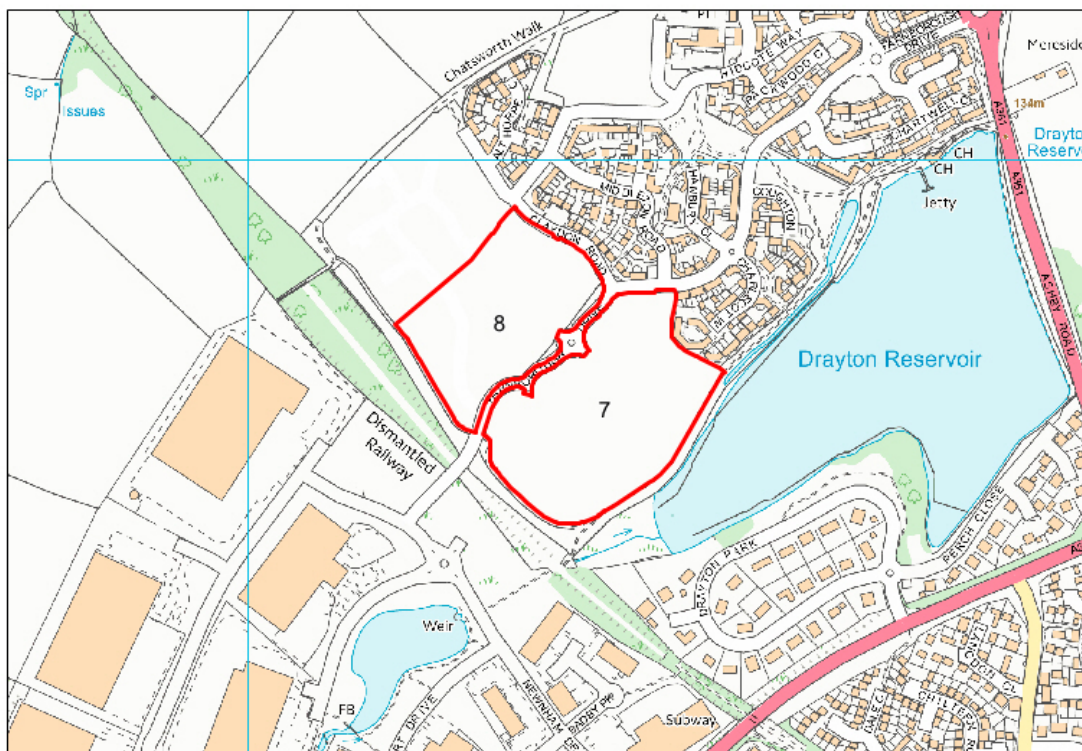
The scheme follows a scheme for 45 units built on site 10 at Middlemore in 2012/13. This second scheme will be completed by February 2017.

Suitable; The remaining parcel of land has previously been granted outline planning permission. This has now expired, but the site remains allocated through saved policy HS4 of the Daventry Local Plan, and has an adopted development brief, therefore there is no question that the principle of residential development on this site is acceptable in principle.. It is considered that the main physical limitations relating to noise from the adjacent employment area can be mitigated.

Available; The site is a greenfield site which is owned by Daventry District Council who has expressed an interest in developing the site themselves through the New Homes for Rent and releasing part of the site to the market.

Achievable; It is considered that there is a reasonable prospect that the site will be developed in the next 5 years. There are limited constraints which will help to ensure it is viable. Furthermore the District Council has a good track record of recent housing delivery, as evidenced by its New Homes for Rent development near to the site within the wider Middlemore estate.

The plan below identifies the site. The land immediately north west of site 8 and the north eastern half of site 8 have been developed very recently by Bellway Homes.



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### 3 Daventry Central Area. Sites 3 and 6

The District Council submitted an outline application for a mixed use scheme including 300 houses to the West Northamptonshire Development Corporation.

The application has now been passed to the District Council for determination as the Development Corporation transferred its planning powers to the Council on 1st April 2012.

The site is a greenfield site with no significant constraints to its development, it is identified as a location for uses including residential in the 2006 Daventry masterplan. It is expected that development on this site could start within the five year period, and an estimate of 50 units has been made for the 5 year period. In total it is anticipated that 120 dwellings could be accommodated.

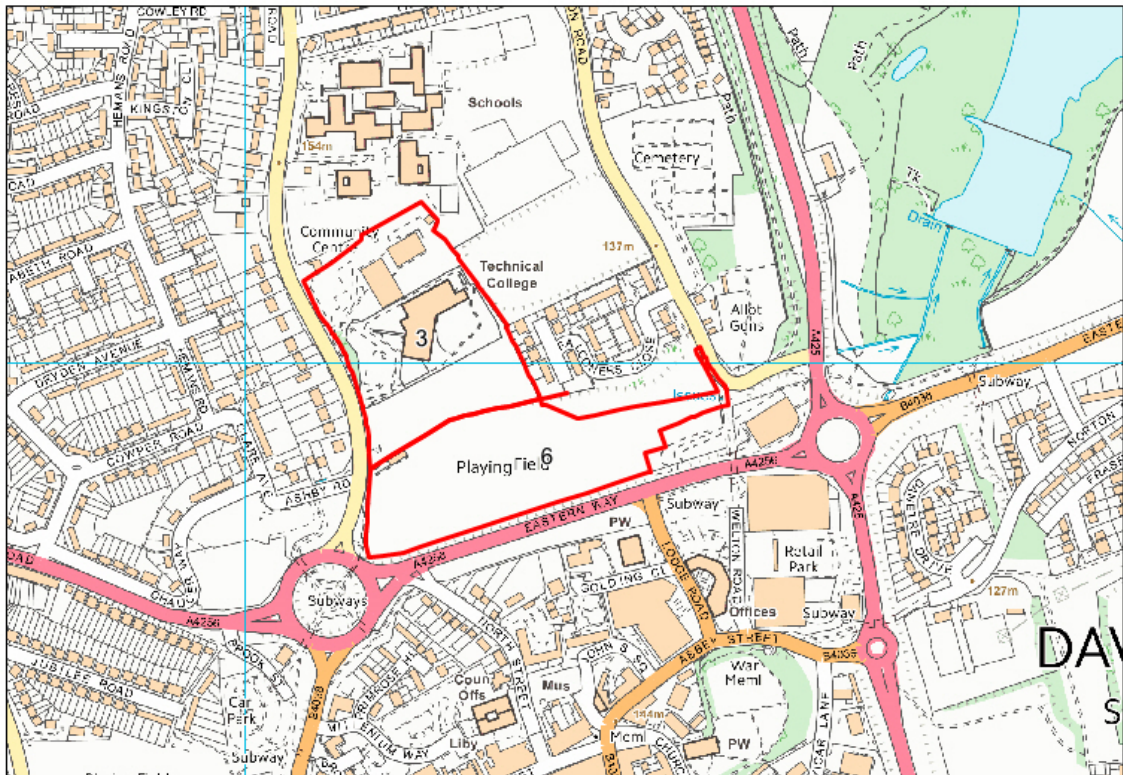
The Council had funding of £690,000 agreed in its capital programme to undertake preparatory work to bring part of this site to the market at an early stage.

The construction and development officers within the Council have identified the rate at which they consider this scheme will be developed.

Suitable; This greenfield site has limited constraints, it is in a sustainable location in close proximity to the Town Centre and is a key site for the continued regeneration of Daventry Town which accords with the spatial strategy of the WNJCS.

Available; The land is owned by Daventry District Council- a willing landowner confirmed by the funding commitment to help to bring the site forward.

Achievable; It is considered that there is a reasonable prospect that the site will be developed in the next 5 years. There are limited constraints which will help to ensure it is viable. Furthermore the District Council has a good track record of recent housing delivery, as evidenced by its New Homes for Rent development at Middlemore.



#### 4 Northampton College, Daventry Campus, Badby Road (DA/2015/0187)

The redevelopment of the Daventry Campus of Northampton College is a key component of improving the education provision within the Town. The existing premises are no longer fit for purpose and refurbishment is not considered to be the most viable solution for various reasons. Consequently new premises are required.

The delivery of the new premises has received funding through the Local Growth Deal for the South East Midlands Local Economic Partnership (SEMLEP) however this only covers 50% of the capital cost with the remaining funds needing to be generated by other means. The remaining funds are proposed to be generated through the sale of the surplus land on the site for residential development. An outline application has therefore been submitted for 130 dwellings (DA/2015/0187). The report in support of the planning application, provides further detail regarding the funding and delivery of the education provision.

This site, for residential development, was previously included in the HLA 2014 report. At that time the college was intending to relocate to an alternative site within the Town. The Inspector considering the recent appeal at Woodford Halse (in Daventry District) concluded that the Council was overly optimistic about this site, and that he did not consider it 'available' because of the need for the college to relocate and that an application (for the college relocation or residential development) had not been submitted at the time of that inquiry (August 2014). As set out above, the outline application for residential development for 130 dwellings confirms that the college will remain on the existing site, retain some existing playing pitches and open space and the 130 dwellings will be built on the remaining land. It is therefore considered that the Inspector's concerns regarding 'availability' have been addressed. Without prejudice to the determination of the application, the site is considered to be deliverable within the 5 year period, this is reinforced by the condition of the SEMLEP funding is that the new college facilities must be operational by September 2016. In summary;

Suitable; The site is situated within Daventry Town. By virtue of its location within the Town, and its importance in facilitating the delivery of wider educational objectives.

Available; The owners have set out their intention to release part of the site for housing as indicated by the outline planning application. The sale of the land for housing is also required to fund the development of the college which must be operational by September 2016 to qualify for 50% of its funding.

Achievable; It is considered that there is a reasonable prospect that the site will be developed in the next 5 years. At this stage there is no indication that the development is not viable.

#### 5 Daventry North East Sustainable Urban Extension,

This site is proposed for allocation in the Adopted Core Strategy. It has a total capacity of 4,000 units, and it is assumed in the Core Strategy that 2,600 of these will come forward in the plan period i.e. up to 2029.

The promoters of the site provided a programme for bringing the site forward to the reconvened examination of the Core Strategy in March 2014 and confirmed that it is suitable, available and achievable. This was accepted by the Core Strategy examiner as a deliverable site as set out by the promoter.



This programme set out the various steps needed to progress an application and other infrastructure works etc that were required in advance of housing completions. It then set out expected completions on an annual basis.

The report assumed that an application would be submitted in September 2014. The application has still not been submitted, nor has the ES scoping report been submitted or agreed.

The Council understands that the developer who until recently was pursuing this site, will no longer be submitting an application and that a different house builder, or housebuilders will take up this option.

The programme has therefore been adjusted, to accommodate these delays as set out in the Table below.

Joint position submitted to March 2014 Joint Core Strategy examination		Revised position by DDC – April 2015
March – July 2014	Carry out all outstanding investigations and finalise design matters required for preparation of planning application documents. Agree ES Scoping Report with Daventry District Council. Confirm all necessary submission requirements with Daventry District Council and enter into a Planning Performance Agreement with the authority. Agree Section 106 Heads of Terms for submission with the outline planning application.	March 2014 – December 2015
August 2014	Finalise, collate and print all necessary submission material, including Environmental Statement, Transport Assessment; Flood Risk Assessment; Foul and Surface Water Drainage Strategies, etc.	January 2016
September 2014	Submit an Outline Planning Application (including details of access).	February 2016
September-November 2014	Determination Period.	February 2016 – April 2017
December 2014	Outline planning permission granted.	May 2017

	Note Challenge period.	
January- March 2015	Prepare and submit Reserved Matters application and details pursuant to clear planning Conditions, etc. Exercise Option and negotiate Land Price. Prepare and finalise Infrastructure Programme. Submit Building Regulations.	Jun-Aug 2017
June/July 2015	All Planning and Building Regulations Approvals obtained.	Nov/Dec 2017
August – January 2016	Ground works and initial Infrastructure.	Jan 2018/July 2018
February 2016	Commence house building.	Aug 2018
September 2016	First dwelling completions.	March 2019
<b>Delivery/rate of completions</b>		
2016/17	50 dwellings	0
2017/18	150 dwellings	0
2018/19	150 dwellings	0
2019/20	200 dwellings	75

#### 6 Daventry, Micklewell Park (DA/2014/0869)

An outline application for 450 dwellings was approved in March 2015 subject to the completion of a section 106 agreement.

The application was submitted on behalf of Landform Estates, who control the land. Landform worked on the application with Orbit Homes.

As part of their application they submitted a planning statement which included a programme for the build out of their site at paragraph 6.19, this is copied below.

Multiple Outlet Site Development								
Activity	Private Housing			Affordable Housing	Total Housing Units	Programme		
	Private Developer 1	Private Developer 2	Self-Build Phases	RP Developer		Months	Cum Months	Cum Years
Receipt of Decision Notice						0	0	0.00
Prepare 1st Phase RM & Details Pursuant						8	8	0.67
Final Approval of all 1st Phase Matters						6	14	1.17
Start of Work on Site						2	16	1.33
<b>Phase 1</b>	31	58	6	37	132	14	30	2.50
<b>Phase 2</b>	38	78	6	42	164	14	44	3.67
<b>Phase 3</b>	36	73	12	33	154	14	58	4.83
<b>Total</b>	<b>105</b>	<b>209</b>	<b>24</b>	<b>112</b>	<b>450</b>	<b>-</b>	<b>58</b>	<b>4.83</b>

This indicates that completions would start on site 16 months after the receipt of a decision notice. The Council has not yet issued the decision notice because the application was the subject of a resolution to grant subject to the completion of a satisfactory s106 agreement. That agreement is still being worked on. However, this does not prevent progress being made on a Reserved Matters application. Therefore construction of dwellings could start in July 2016.

The planning statement identifies that there will be three main phases each containing affordable housing, two private housing elements and a parcel of self build plots. The statement notes that this will allow for four outlets in each phase at any one time.

The programme indicates that the entire scheme could be built out within 58 months. Taken from the March 2015 Committee, this would mean the entire scheme would be built by January 2020, i.e. within the period covered by this report.

During the course of considering the application the applicants were asked to provide a more detailed programme for the site.

This programme identifies completions starting in October 2016 assuming a determination by the end of Feb 2015.

The programme identifies that Phase 1, consisting of 132 units would be constructed in the period October 2016 to July 2017.

Phase 2 would commence in August 2016 and complete in September 2018.

Phase 3 would commence in October 2018 and complete in December 2019.

In considering this programme put forward by the developer the Council is conscious that there is only scope for 3 months slippage at the end i.e. completions are expected to the end of December 2019. It is therefore, considered appropriate to reduce the expected delivery by an amount equivalent to the delivery rate for the last three months of 2019 delivery rate to provide for possible slippage. This will be kept under review as the scheme progresses. This allows for 6 months slippage in the programme and amounts to a reduction of 31 houses in the 5 year period, and if it occurred would see completion of the whole site by the end of June 2020.

7      Flore – North of High Street DA/2013/0703

An application to develop 67 houses at Flore was approved at Planning Committee on 25<sup>th</sup> June 2014 subject to the completion of a satisfactory section 106 agreement. This agreement is now being drafted. There are no significant constraints that indicate that this development cannot be completed within the 5 year period.

A note of the assumed rate of completions has been provided to the promoter. The promoter has agreed with the Council's assumptions and noted that they intend to submit a reserved matters application towards the end of 2015 or early 2016.

Suitable; The site has been granted outline planning permission subject to the completion of a satisfactory section 106 agreement.

Available; The site is a greenfield site with no constraints to development. The landowner is willing to release the land as demonstrated by the submission of the application.

Achievable; There is a reasonable prospect that the site will come forward within the next 5 years, confirmed by the promoter

8      Moulton Marsh Spinney Land off Sandy Hill Lane DA/2013/0686

An application to develop 85 houses at Moulton was approved at Planning Committee on 12th March 2014 subject to the completion of a satisfactory section 106 agreement. The agreement is now being drafted.

As a consequence of the greenfield nature of the site, adjacent to a site being developed by Taylor Wimpey homes it is considered that the whole site will come forward within the 5 year period.

A note of the anticipated rates of development was provided to the promoter, but no response has been received.

Suitable; The site has been granted outline planning permission subject to the completion of a satisfactory section 106 agreement.

Available; The site is a greenfield site with no constraints to development. The landowner is willing to release the land as demonstrated by the submission of the application.

Achievable; There is a reasonable prospect that the site will be delivered within the next 5 years.

9      Moulton South of Boughton Road (DA/2014/0604)

An application to develop 56 houses at Moulton was approved at Planning Committee on 11th March 2015 subject to the completion of a satisfactory section 106 agreement. This agreement is now being drafted

The application was in full and was made by David Wilson Homes.

Given the scale of this scheme, that it is anticipated to shortly have full planning permission and was made by a housebuilder there is no reason that it will not be completed comfortably within the 5 year period. It was not considered necessary, therefore, to contact the developer regarding their build-out rates.

Suitable; The site has been granted full planning permission to a developer subject to the completion of a satisfactory section 106 agreement.

Available; The site is a greenfield site with no constraints to development. The landowner is willing to release the land as demonstrated by the submission of the application.

Achievable; There is a reasonable prospect that the site will come forward within the next 5 years.

#### 10 Naseby, East of High Street and North East of Cottesbrook Road (DA/2014/0403)

An outline application to develop 20 houses at Naseby was approved at Planning Committee on 27th August 2014 subject to the completion of a satisfactory section 106 agreement. This agreement is now being drafted.

A note of the assumed rate of completions has been provided to the promoter.

The promoter has indicated that they intend to complete the scheme at a slightly different rate than the Council was assuming.

The developer has assumed a slightly reduced number of units in the first year of development (16/17) and a 3 year build programme because of the need to comply with the conditions on the draft permission. The Council is content to accept this slower rate of delivery – it makes no difference to the 5 year supply as both sets of assumptions identify completion of the whole site comfortably within the 5 year period.

Suitable; The site has been granted outline planning permission subject to the completion of a satisfactory section 106 agreement.

Available; The site is a greenfield site with no constraints to development. The landowner is willing to release the land as demonstrated by the submission of the application.

Achievable; There is a reasonable prospect that the site will come forward within the next 5 years, confirmed by the promoter.

#### 11 Welford – Land off Newlands Road (DA/2014/0824)

An application to develop 16 houses at Welford was approved at Planning Committee on 18th February 2015 subject to the completion of a satisfactory section 106 agreement. There are no significant constraints that indicate that this development cannot be completed within the 5 year period. Given the scale of the development, the lack of constraints and it being situated adjacent to a site subject to a Reserved Matters application by Mears homes it is considered that it will come forward within the 5 year period

A note of the assumed rate of completions has been provided to the promoter and they have confirmed their agreement to the Council's assumptions.

Suitable; The site has been granted outline planning permission subject to the completion of a satisfactory section 106 agreement.

Available; The site is a greenfield site with no constraints to development. The landowner is willing to release the land as demonstrated by the submission of the application.

Achievable; There is a reasonable prospect that the site will come forward within the next 5 years, confirmed by the promoter.

**Appendix 3 Pro-forma for 2015 survey of developers**

**HOUSING LAND AVAILABILITY 2015**

This form accompanies letter dated February 2015

**Part 1 – Information provided by Daventry District Council**

<b>Site Address</b>	
<b>Address 1</b>	
<b>Address 2</b>	
<b>Parish</b>	

<b>Planning Application Details (if applicable)</b>	
<b>Reference Number:</b>	
<b>Date Application Determined:</b>	
<b>Date Application Expires (if no start made):</b>	
<b>Number of dwellings:</b>	
<b>Full/Reserved Matters/Outline</b>	

DDC assumes that the build out rate for the above mentioned applications will be as set out in table 1 below:

**Table 1 Assumed build – out rate for above mentioned applications**

<b>Year (Financial)</b>	<b>Number of Units</b>	<b>Notes</b>
<b>2015/16</b>		
<b>2016/17</b>		
<b>2017/18</b>		
<b>2018/19</b>		
<b>2019/20</b>		
<b>Remaining</b>		
<b>Total</b>		

**Part B – to be completed by the applicant/developer**

Please note that this response will be used in public documents.

Please indicate if table 1 above provides a realistic assumption of the delivery rate on this site:

YES/NO (please circle)

Please add any comments:

If you have answered no, please explain why below and provide an alternative assessment in table 2 below;

**Table 2 Alternative suggested build-out rate provided by applicant/developer**

<b>Year (Financial)</b>	<b>Number of Units</b>	<b>Notes</b>
<b>2015/16</b>		
<b>2016/17</b>		
<b>2017/18</b>		
<b>2018/19</b>		
<b>2019/20</b>		
<b>Remaining</b>		
<b>Total</b>		

Form completed by:

.....  
(please print name and role in Company)