

DAVENTRY DISTRICT HOUSING LAND AVAILABILITY

AS AT APRIL 2008



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HOUSING SUPPLY IN DAVENTRY DISTRICT

1. INTRODUCTION

- 1.1 Planning Policy Statement 3, Housing (PPS3) states that local planning authorities need to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing.
- 1.2 This paper sets out an assessment of whether there is a five-year supply of deliverable housing land in Daventry District (excluding the Northampton Implementation Area). Daventry District is defined as the land with Daventry District local authority area excluding local plan allocations bordering Northampton Borough (Whitehills). This assessment will inform decisions on future planning applications for housing developments.

2. THE EXISTING DEVELOPMENT PLAN POSITION IN RELATION TO HOUSING PROVISION

- 2.1 The adopted development plan is made up of the saved policies from the Daventry District Local Plan 1997, the Northamptonshire County Structure Plan 2001 and the Regional Spatial Strategy for the East Midlands 2005 (RSS8) which includes the Milton Keynes and South Midlands Sub-Regional Strategy (MKSM SRS).
- 2.2 MKSM Northamptonshire Policy 1 of the RSS8 sets out an average annual requirement of 540 dwellings for the Daventry District Area (excluding the area adjoining Northampton Borough boundary which is included within the Northampton figure). The annual average rates are split into five-year phases over the plan. The total provision required is 10,800 dwellings.
- 2.3 The draft East Midlands Regional Spatial Strategy was published for consultation in September 2006, and an independent Examination in Public (EIP) took place from 22 May to 19 July 2007. The draft Regional Plan also proposes an annual requirement of 540 dwellings up to 2026. The annual requirement for Daventry District set out in the Draft RSS plan period 2001-2026, is a requirement of 13,500 homes over the 25-year period. This figure has been included in the Secretary of States proposed changes issued in July 2008.

2001 – 2021:	10,800
2021 – 2026:	+ 2,700
2001 – 2026 =	13,500

- 2.4 On this basis the housing requirement for the 2001 – 2008 period was 3780

(540 x 7). The number of dwellings completed in the Daventry District between 2001 – 2007 was 2,333, giving a shortfall of 1447 when compared to the requirement. These 1447 dwellings therefore need to be accounted for in the remainder of the plan period. This is done by adding the 1447 shortfall figure to the 9720 dwelling (540 x 18) to give an overall annual average requirement of 620 dwellings. The five-year housing requirement at 1 April 2008 for the Daventry District area is therefore **3,100** dwellings.

3. DELIVERABLE HOUSING LAND

- 3.1 PPS3 states that for sites to be considered to be deliverable they need to be available, suitable and achievable within a five-year period (para 55). To establish whether there is a five year supply of deliverable housing land in Daventry District, existing permissions and Local Plan allocations and sites identified in approved Planning Briefs have been assessed and a judgement has been made about whether they are available, suitable and achievable. This assessment has been based on the following assumptions.
- 3.2 For sites to be considered **available** they will be:
- under construction; or
 - have outline, detailed or reserved matters permission; or
 - be a saved allocated site in the South Northamptonshire Local Plan;
 - be identified in an approved Planning Brief
- and**
- be owned by a developer or have known developer interest, or are advertised for sale.
- 3.3 For sites to be considered **suitable** PPS3 indicates that they should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. For those sites with planning permission or allocated in the adopted Local Plan this assessment of suitability will have formed part of the decision to grant planning permission or allocate the site. Therefore those sites either with existing planning permission or allocated in the adopted Local Plan are considered to be suitable sites.
- 3.4 For sites to be considered **achievable** there should be a reasonable prospect that housing will be delivered on the site in 5 years. Sites are considered achievable if:
- they are under construction; or
 - there are no known ownership constraints; and
 - there are no known physical or environmental constraints; and
 - there are no conditions or section 106 agreements precluding or limiting development within the 5 year period.

- 3.5 Table 2 sets out the assessment of all sites with planning permission, remaining 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 2008. The assessment considers the five-year period 2008/09 – 2012/13.
- 3.6 PPS3 (para 59) states an allowance for windfalls should only be included where robust evidence can be provided of genuine local circumstances which prevent specific sites being identified. Table 3 illustrates the contribution windfall completions make towards the Daventry District annual housing completion figure. This ranges from 95 to 258 units in the previous seven years monitoring. It is therefore argued that windfall makes a significant contribution to housing completions with Daventry District and an allowance will be made for this in the 5 year supply. This will be based on an average of the previous seven years. It is proposed to include a windfall allowance for only years 3, 4 and 5 of the housing supply as it is assumed that all sites likely to be delivered in years 1 and 2 have already been through the planning application process.

4. THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

- 4.1 The assessment demonstrates that there is not a 5 year supply of housing land in Daventry District. The position is summarised below:

Table 1

		Dwellings
a	<u>Supply Position 2001 - 2008</u> 540 dwellings x 7 years = 3,780 Completions = 2,333 Shortfall of 1447	1447
b	<u>Supply Required 2008-2026</u> 540 dwellings x 18 years =9720 plus shortfall of 1447	11167
c	<u>Supply Required 2008-2013</u> Requirement for 5 years 2008 - 2013 = (b/18 x 5)	3100
d	<u>Supply of deliverable sites (Total from Table 1)</u>	889
e	<u>Expected contribution from windfall sites</u> (from Table 3)	555
f	Deliverable Supply (d+e)	1444
g	Deficit in 5 yr supply (c - f)	1656
h	Number of Years Supply (f/620)	2.33 years

4.2 This assessment will inform decisions on planning applications for housing development determined after the 1st April 2007 in accordance with PPS3 paragraphs 68-74. It indicates that there is not a 5-year supply of deliverable land for housing to meet strategic requirements set out in the Regional Spatial Strategy. Accordingly, planning applications for housing will be considered having regard to PPS3, the regional plan, saved policies in the adopted Local Plan and Structure plan and other material considerations.

Table 2

Address/Location				Available: site under construction	Available: outline/detail/reserved matters or local plan allocation	Available: owned by developer/known interest/advertised for sale	Suitable? Local Plan Allocation	Suitable: Planning Permission	Achievable: no ownership constraints	Achievable: no physical/environmental constraints	Achievable: no conditions/s106 precluding development	Deliverable?	Application Number	Status	5 year supply 2008-2013	
Building Name	Street	Village or Town	Parish													
Davenport (Abbey North)																
Middlemore	Middlemore, Ashby Road	Davenport	Davenport (Abbey North)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2002/0073	Outline	348	
Site 3a, 3b, 3c	Middlemore, Ashby Road	Davenport	Davenport (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2004/0885	Full	11	
site 4 middlemore	Middlemore, Ashby Road	Davenport	Davenport (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	WN/2006/0001	Full	18	
Former Dennetts Nursery	Ashby Road	Davenport	Davenport (Abbey North)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0314	ARM	46	
Davenport (Abbey South)																
61 Oxford Street	Oxford Street	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1020	Full	2	
5 Market Square	Market Square	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1195	Full	2	
Shaw & Upton and The Limes	Oxford Street	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1346	Full	24	
84 London Road	London Road	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0325	Full	10	
6 Ashworth Street	Ashworth Street	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1336	Full	1	
1-3 St James Street	St James Street	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0191	Full	2	
2 St Johns Square	St Johns Square	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0727	Full	1	
Land adj 3 ashworth street	Ashworth Street	Davenport	Davenport (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0009	Full	4	
Davenport (Drayton)																
45 Tweed Close	Tweed Close	Davenport	Davenport (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1514	Full	2	
Land adj 18 Cross Street	Cross Street	Davenport	Davenport (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0735	Full	2	
Land to r/o 2 & 4 School Street	School Street	Davenport	Davenport (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0039	Full	1	
Fernbank	Badby Road West	Davenport	Davenport (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0072	Full	1	
Davenport (Hill)																
Mountbattan House	Admirals Way	Davenport	Davenport (Hill)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/0458	Full	23	

Land adj to 25 landsdown Close	Landsown Close	Daventry	Daventry (Hill)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1295	Outline	1
Arthingworth															
Land Adj to Glebe Farm Cottage	Kelmarsh Road	Arthingworth	Arthingworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0137	Full	1
Ashby St Ledgers															
Land adj 18	Main Street	Ashby St Ledgers	Ashby St Ledgers	No	Yes	Yes		Yes	Yes	Yes	Yes	Yes	2005/0867	Full	1
Badby															
Land Adj to 1	Stone Way	Badby	Badby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0069	Full	1
Land Adj Bridge House	Daventry Road	Badby	Badby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0214	Full	1
Barby															
Village Farm	Rugby Road	Barby	Barby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1210	Full	1
Old Pinfold House	The Green	Barby	Barby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0045	Full	5
Land Adj to Arnold House	Daventry Road	Barby	Barby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0150	Outline	1
Boughton															
Sunnymeade	Vyse Road	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1421	Full	1
Fieldhead	Moulton Lane	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0200	Outline	1
Land Adj to Stratford Cottage	Boughton Park	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1222	Full	1
Braunston															
Land to the r/o High Street	Church Road	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0632	Full	1
26 The Green	The Green	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0771	Full	1
69 Church Road	Church Road	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0849	Full	1
Land at Church Road	Church Road	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1411	Full	1
Brington															
Cedars Farm	Hall Lane	Little Brington	Brington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/0585	Full	1
Cedars Farm	Hall Lane	Little Brington	Brington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1330	Full	1
Brington Lodge	Hamilton lane	Great Brington	Brington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1434	Full	1
Brixworth															
Land to the r/o Bungalow	Froghall	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/0277	Full	1
Land adj to The Old Vine	Station Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1475	Full	1

Rigiflex site	Northampton Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0121	Full	34
The Old Barn	Holcot Road	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0944	Full	1
New Buildings Farm	Scaldwell Road	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1000	Full	1
7 Foxhill walk	Foxhill Walk	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1260	Full	1
31/33 Lesson Road	Lesson Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0727	Full	6
Land Adj to	24 Northampton Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0754	Full	1
Land to rear of Northampton Road	Northampton Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0264	Full	1
Cedar House	Brixworth Hall Park	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0213	Outline	1
Land to the r/o 75 Northampton Road	Northampton Road	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0903	Outline	2
77 Northampton Road	Northampton Road	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1071	Full	4
Byfield															
Land at 42 Banbury Lane	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0773	Full	1
Unit 3, Iron Hill Farm	Priors Marston Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0909	Full	1
18 Westhorpe Lane	Westhorpe Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0206	Outline	1
Land rear of 35 Bell Lane	Bell Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0406	Full	1
Land to rear of Laurelcroft	15-17 Jubilee Close	Byfield	Byfield	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0762	Full	1
Charwelton															
Parkgate Bungalow	Banbury Road	Daventry	Charwelton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0448	Full	1
Adjacent Thistledome		Daventry	Charwelton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	1965/0202	Full	1
Harcourt House	Church street	Daventry	Charwelton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0816	Full	2
Church Brampton															
Stoneleigh House	Church lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0667	Full	1
The Old Rectory	Harleston Road	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0918	Outline	2
Wychmore	Sandy Lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1148	Full	1
Land adj to woodlands	Sandy Lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1307	Outline	1
Jayswood	Walkers Lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1045	Full	2
Clipston															

Land Adj to Mill House	12 Bassett Way	Clipston	Clipston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0410	ARM	1
Land Adj to Mill House	15 Kelmarsh Road	Clipston	Clipston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0377	Full	1
Land adj 15	Kelmarsh Road	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0943	Full	1
Cold Ashby															
Adj The Firs	Main Street	Cold Ashby	Cold Ashby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0705	Full	3
Cottesbrooke															
Old Walled Garden adj to Cottesbrooke Cottage	Main Street	Cottesbrooke	Cottesbrooke	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0456	Full	1
Creaton															
Garden House	14 The Green	Creaton	Creaton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1013	Full	1
Crick															
Land at 24 Yelvertoft Road	Yelvertoft Road	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0650	Full	4
Land to rear of	31 High Street	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1335	Full	1
Land adj to	26 Boat House Lane	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0330	Full	1
Land at 43 King Style Close	King Style Close	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0053	Full	1
Land to rear of	20 Church Street	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0338	Full	1
Land at Mian Road	66 King Style Close	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0989	Full	6
8 The Marsh	The Marsh	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1255	Full	1
Dodford															
Land to rear of heart of england	Watling Street	Dodford	Dodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1127	Full	13
5 The Green	The Green	Dodford	Dodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0352	Full	2
3 The Bungalows	Watling Street	Dodford	Dodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0355	Full	1
East Farndon															
Land Adj to Mill House	Main Street	East Farndon	East Farndon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0341	Full	1
East Haddon															
The Buckby Lion	Rugby Road	East Haddon	East Haddon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1258	Full	1
Land West of Hall Farm		East Haddon	East Haddon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1545	Full	1
17 Holdenby Road	Holdenby Road	East Haddon	East Haddon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0937	Full	1
Elkington															
Elkington Farm Cottage	Yelvertoft Road	Elkington	Elkington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0619	Full	1
Everdon															

Marriots farm	Newnham Road	Everdon	Everdon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1181	Full	1
Land at Manor House	Stubbs road	Everdon	Everdon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0886	Full	1
Flore															
2 & 4 Sutton Street	Sutton Street	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0439	Full	2
Russell House	3 Spring Lane	Flore	Flore	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1322	Full	1
Land to rear of 14 sutton street	Sutton Street	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0002	Full	1
The Surgery	Bricketts Lane	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0401	Outline	1
1 capell rise	Capell Rise	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1070	Full	1
16 Flore Hill	Flore Hill	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0071	Full	1
Great Oxendon															
Land to r/o Manor House	37 Main Street	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0950	Full	2
Stonecroft	4 Main Street	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1007	Full	2
Copper Beech	Main Street	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0412	Full	1
Land adjoining whitegates	Harborough Road	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1070	Outline	1
9 Clipston lane	Clipston Lane	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0340	Outline	3
Guilsborough															
Elmtree House	High Street	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1228	Full	1
Land Adj to Spindle House	Well Lane	Guilsborough	Guilsborough	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0318	Full	1
Old Red Lion	Nortoft	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0878	ARM	1
The Firs	Nortoft	Guilsborough	Guilsborough	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0143	Full	3
The Firs	Nortoft	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0144	Full	8
The Lannet	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0922	Full	1
Hannington															
Henrys of Hannington	Kettering Road	Daventry	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1388	Full	3
Pitsfield	Red House Lane	Daventry	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0267	Full	1
Poplars farm	main street	Daventry	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1290	Full	8
Land Adj to 3 Manor farm	Bridle Road	Daventry	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0932	Full	1

Harlestone															
Avondale	Rugby Road	Daventry	Harlestone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0036	Full	1
Hellidon															
Land Adj to The Paddock	Church Lane	Daventry	Hellidon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0541	Full	1
Holcot															
Land Opposite Chardna Cottage and adj to Mead House	Back lane	Daventry	Holcot	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0627	Outline	1
The Grange	Rectory Lane	Daventry	Holcot	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0695	Outline	1
Wallgarth	Brixworth Road	Daventry	Holcot	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1313	Full	4
Hollowell and Teeton															
South View	Church Hill	Daventry	Hollowell & Teeton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1384	Full	1
Hollowell Lodge Barn	Teeton Road	Daventry	Hollowell & Teeton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0675	Full	1
Hill House	Guilsborough Hill	Daventry	Hollowell & Teeton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1306	Full	1
Kilsby															
R/o Gables, Main Road, The Old Dairy	Main Road, The Old Dairy	Kilsby	Kilsby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	1999/0961	Full	1
Kilsby Grange	Watling Street	Kilsby	Kilsby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1327	Full	4
The Barn	Arnills Gate, The Ridgeway	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1092	Full	1
Land between 11&15	Malt Mill Close	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0113	Outline	1
Land to Rear of Pytchley House	14 Main Road	Kilsby	Kilsby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1263	Full	4
Land Adj to 6 Barby Road	Barby Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0228	Outline	1
Land at Essen Lane, Rear of 16 Main Road	Main Road	Kilsby	Kilsby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1365	Full	1
Land to rear of Laurelcroft	1 North Street	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0775	Full	1
Lampport															
Isham Barn	Harrington Road		Lampport	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2002/0357	Full	1
Clint Hill farm	Manor Road		Lampport	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0849	Full	8
Lilbourne															
29 Yelvertoft Road	Yelvertoft Road	Lilbourne	Lilbourne	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0012	Outline	1
Long Buckby															
The Laurels	36 High Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0793	Full	1

11a High Street	High Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0740	Full	1
St Lawrence Court	The Banks	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1243	Full	4
The Sycamores	Salem	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0696	Outline	1
Land to rear of	33 Grasscroft	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0844	Full	1
Grange Farm	West Haddon Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0072	Full	4
Land adj to	65 West Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1059	Full	1
Land r/o High street	East of 8 Skin Yard	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1240	Full	2
4 Syers Green lane		Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1442	Full	1
Maidwell															
Land adj The Banks	Harborough Road	Maidwell	Maidwell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0796	Outline	1
The Old Bakehouse	Draughton Road	Maidwell	Maidwell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0447	Full	1
Marston Trussell															
Sun Inn	29 Main Street	Marston Trussell	Marston Trussell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0235	Full	4
Moulton															
Land adj 9a Park View	Park Lane	Moulton	Moulton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1518	Full	1
12 Park View	Park View	Moulton	Moulton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0349	Full	1
18 A Thorpville	Thorpville	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0600	Full	1
Plot to r/o 40 Boughton Road	Boughton Road	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1084	Outline	1
Land rear of 43-45,	Ashley lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1176	Outline	2
Land to rear of 30/32	Boughton Road	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1333	Full	2
Enfield	52 Overstone Road	Moulton	Moulton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0644	Full	2
15 Tarrant Way	Tarrant Way	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1356	Full	1
Naseby															
Manor Farm Buildings	Welford Road	Naseby	Naseby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2002/1275	Full	4
Land adj to 86 Church Street	Church Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0119	Full	1
Land to rear of 67 High Street	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0946	Full	1
Land adj to Iydene	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1307	Outline	1

Land Adj to the Byre	High Street	Naseby	Naseby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1014	ARM	1
The Bungalow	Church Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1156	Outline	1
Holm Oak	Carvells Lane	Naseby	Naseby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1266	Full	1
Land adj The Old Vicarage	Church Street	Naseby	Naseby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0095	Full	1
Land adjoining Woodbine Cottage	60 High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1055	Full	1
Newnham															
Newnham Hill Farm	Staverton Road	Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0750	Full	1
Norton															
Farm buildings adj to Dial House Farm	Watling Street	Norton	Norton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0588	Full	1
Overstone															
21 Sywell Road	Sywell Road	Overstone	Overstone	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0340	Full	4
62 Sywell Road	Sywell Road	Overstone	Overstone	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0851	Full	1
Land adj to Beechwood	23 Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1300	Outline	2
Pitsford															
Land adj to 21 Broadlands	Broadlands	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1225	Full	1
Ravensthorp															
Land adj to 24 Scott Close	Scott Close	Ravensthorpe	Ravensthorpe	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0938	Full	1
Land adj to The Hollies	Church Hill	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0936	Full	1
Sibbertoft															
The Barn	Naseby Road	Sibbertoft	Sibbertoft	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0001	Full	1
Barn Adj Welland House	Westhorpe	Sibbertoft	Sibbertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0067	Full	1
Land adj 9 Welland Rise	Welland Rise	Sibbertoft	Sibbertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0627	Outline	1
Spratton															
Jubilee Farm	Brixworth Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1366	Full	1
1 Orchard Close	Orchard Close	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/0561	Outline	1
Land adj to yew tree cottage	21 Yew Tree Lane	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0931	Outline	1
Land adj 19 High Street	High Street	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0994	ARM	1
35 Holdenby Road	Holdenby Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1242	Full	1

25 Gorse Road	Gorse Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1206	Full	1
Land to rear of	9 Welford Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1069	Outline	1
Land adj	3 Holdenby Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0100	Full	1
11 Willow Close		Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0905	Full	1
Staverton															
Staverton Acres	Shuckburgh Road	Staverton	Staverton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1087	Full	1
Former CBL Metal Craft Premises	Daventry Road	Staverton	Staverton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0542	Outline	1
Land adj to 17 home close	Home Close	Staverton	Staverton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1079	Full	1
Stowe IX Churches															
Land to rear of high rising	main street	Church Stowe	Stowe IX Churches	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1160	Full	1
Walgrave															
Newlands Lodge	Newland Road	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0286	Full	4
Plots 2 & 3 Newlands Lodge	Newlands Road	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1318	Full	2
Newlands Lodge	Newland Road	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0952	Outline	1
Manvell Farm	Kettering Road	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0019	Full	1
The Ferns	High Street	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0731	Full	2
Weedon															
Land at 75 West Street	West Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2000/0110	Full	1
8 Church Street	Church Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1010	Full	1
Weedon Lodge Farm	Everdon Road	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1231	Full	1
Land to rear of	1 Bridge Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0275	Full	1
Former abattoir 1	Bridge Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1019	Full	1
Barn at Fernhollow Farm	Queen Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0792	Full	1
Manor Farm	High Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0410	Full	14
Former Chapel	Bridge Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0665	Full	1
5 south street	South Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1117	Full	3
Land Adj to The Old Police House	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1183	Outline	1

Land at Shrub End	Bridge Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0301	Outline	1
23 Church Street	Church Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0148	Full	1
Land adj to 2 Croft Way	Croft Way	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1177	Full	3
Land adj to Queens Park	Queens Park	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0282	Full	1
Plot 1 Waterside	West street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0221	Full	1
55/57 West Street	West Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1437	Full	1
Former Dowding Mills	Bridge Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1141	Full	69
Welford															
Land opposite Court Lane Farm	Court Lane	Welford	Welford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1006	Full	1
19a High Street	High Street	Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1213	Full	1
Land adjacent 30	West End	Welford	Welford	No	Yes	Yes		Yes	Yes	Yes	Yes	Yes	2005/0691	Full	1
38 West End	West End	Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1066	Full	4
Welton															
The Wilderness	Churchill Road	Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1486	Full	1
Rear of Well Cottage	Well Lane	Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0784	Full	1
West Haddon															
Adj 3 Haradays Lane	Haradays Lane	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0779	Outline	1
Pear Trees	31 Station Road	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1320	Full	1
Whilton															
The Coach House	The Green	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1033	Full	1
Land Adj to 8 South View	South View	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1396	Full	1
Stable Mews	Whilton Locks	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0386	Full	2
Woodford															
Land adj 5 School Street	School Street	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	1999/0400	Full	1
R/o The Barn	Hinton Manor Court	Woodford	Woodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2001/1187	Full	1
Rear of Faulkners Shoes	Quinton Lane	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0569	Full	1
Land Adj to Paddocks Farm	Parsons Street	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1303	Full	1
Land Between 68 & 70	Byfield Road	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0073	Outline	1

Yelvertoft															
16 School Close	School Close	Yelvertoft	Yelvertoft	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0941	Full	1
2 Styles Place	Styles Place	Yelvertoft	Yelvertoft	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1376	Full	1

Table 3

	Windfall Completions
2001/02	185
2002/03	101
2003/04	95
2004/05	183
2005/06	225
2006/07	250
2007/8	258
Total	1297
Average	185