

DAVENTRY DISTRICT HOUSING LAND AVAILABILITY

AS AT APRIL 2009



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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 2009 (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) from 2001 to 2021. The annual average rates are split into five-year phases over the plan. The total provision required to 2021 is 10,800 dwellings.
- 2.3 For the period 2021 to 2026 the Adopted East Midlands Regional Spatial Strategy sets out a housing requirement for the West Northamptonshire Housing Market Area which includes South Northamptonshire and Northampton. It is the role of the Core Strategy to determine the proportion of the HMA figure which will be apportioned to Daventry District. For the purposes of this assessment it is assumed that the 540 dwellings per annum figure will continue for this further five years (this is without prejudice to any decision which will be made about the distribution of growth in the Core Strategy).

2001 – 2021:	10,800
2021 – 2026:	+ 2,700 ¹
2001 – 2026 =	<u>13,500</u>

- 2.4 On this basis the housing requirement for the 2001 – 2009 period was 4320 (540 x 8). The number of dwellings completed in the Daventry District between 2001 – 2008 was 2,516, giving a shortfall of 1,804 when compared to the requirement. These 1804 dwellings therefore need to be accounted for in the remainder of the plan period. This is done by adding the 1804 shortfall figure to the 9180 dwelling (540 x 17) to give an overall annual average requirement of 646 dwellings. The five-year housing requirement at 1 April 2009 for the Daventry District area is therefore **3,230** 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.

¹ Exact amount to be determined by the West Northamptonshire Core Strategy (in preparation)

- 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 2009. The assessment considers the five-year period 2009/10 – 2013/14.
- 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 eight 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 eight 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 - 2009</u> 540 dwellings x 8 years = 4,320 Completions = 2,516 Shortfall of 1804	1,804
b	<u>Supply Required 2009-2026</u> 540 dwellings x 17 years =9180 plus shortfall of 1804	10,984
c	<u>Supply Required 2009-2014</u> Requirement for 5 years 2009 - 2014 = (b/17 x	3230

	5)	
d	<u>Supply of deliverable sites</u> (Total from Table 1)	833
e	<u>Expected contribution from windfall sites</u> (from Table 3)	534
f	Deliverable Supply (d+e)	1367
g	Deficit in 5 yr supply (c - f)	1863
h	Number of Years Supply (f/646)	2.1 years

- 4.2 This assessment will inform decisions on planning applications for housing development 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.

Land adjacent to 25	Lansdown Close	Daventry	Daventry (Hill)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0981	Full	1
Land at 16	Hopton Close	Daventry	Daventry (Hill)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0115	Full	1
Land adjacent to 25 Lansdown Close	Lansdown 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	No	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	1
Land Adj to Arnold House	Daventry Road	Barby	Barby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0150	Outline	1
Boughton															
Fieldhead	Moulton Lane	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0200	Outline	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
land at Church Road	Church Road	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1411	Full	1
67	Church Road	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1093	Full	1
Brington															
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															
Rigiflex site	Northampton Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0121	Full	34
7 Foxhill walk	Foxhill Walk	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1260	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
35 Saxon House	Brampton Way	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1204	Full	2
Cedar	Brixworth Hall Park	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0044	ARM	1
77 Northampton Road	Northampton Road	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0061	Outline	1
36 The Knoll	36 The Knoll	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1159	Full	1
Byfield															
Land at 42 Banbury Lane	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0773	Full	1
25	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0285	Full	1
9	High Street	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1031	Full	3
18 Westhorpe Lane	Westhorp Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0251	Outline	1
Plot 1, 10 Westhorp Lane	Westhorp Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0799	ARM	1
Plot 2, 10 Westhorp Lane	Westhorp Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0800	ARM	1
Greenlands	Boddington Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1054	Full	2
Rear of 35 Bell Lane	Access from Westhorp Mews	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0733	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
Land Adj to	4 Bell Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0590	Full	1
Corner Cottage	Boddington Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0778	Full	1
Stonewalls	1 Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0270	Full	1
9 Fessey Road	9 Fessey Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0412	Full	1
Land rear of 35 Bell Lane	Bell Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0406	Full	1
Charwelton															
Parkgate Bungalow	Banbury Road	Charwelton	Charwelton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0448	Full	1
Land at Thistledome	Banbury Road	Charwelton	Charwelton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0281	Full	7
Church Brampton															

Rosebank	Golf Lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0695	Outline	2
The Old Rectory	Harlestone 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
Land adj to Almondbury	Sandy Lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1086	Full	1
Church Stowe															
The Old Post Office	29 Main Street	Church Stowe	Church Stowe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0463	Full	1
48 Main Street	Main Street	Church Stowe	Church Stowe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1064	Full	1
Land to rear of high rising	Main Street	Church Stowe	Church Stowe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0276	Full	1
Clipston															
12 Pegs Lane	Pegs Lane	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0916	Full	1
Land Adj to Mill House	15 Kelmars Road	Clipston	Clipston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0377	Full	1
Station Farm Road	Church Lane	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0498	Full	1
Cold Ashby															
The Stables	Cold Ashby Hall	Cold Ashby	Cold Ashby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0687	Full	1
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
Barn at Creaton Lodge Farm	Welford Road	Creaton	Creaton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0547	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 adj to	26 Boat House Lane	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0330	Full	1
26a Boat Horse Lane	Boat Horse Lane	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0897	Full	1
Land to rear of	20 Church Street	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0338	Full	1
Summer Farm	West Haddon Road	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0833	Full	1
8 The Marsh	The Marsh	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1255	Full	1

Dodford															
5 The Green	The Green	Dodford	Dodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0907	Full	1
3 The Bungalows	The Bungalows	Dodford	Dodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0171	Full	1
Elkington															
Elkington Farm Cottage	Yelvertoft Road	Elkington	Elkington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0619	Full	1
Everdon															
Land At Manor House		Everdon	Everdon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0704	Full	1
Land At Orchard House Farm		Everdon	Everdon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0090	Full	1
Flore															
2 & 4 Sutton Street	Sutton Street	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0439	Full	2
2 Brockhall Road	Brockhall Road	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0317	Full	1
Land to Rear of 14	Sutton Street	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0158	Full	1
The Surgery	Bricketts Lane	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0401	Outline	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
8 Clipston lane	8 Clipston Lane	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0228	Full	3
Land Adj to Lake House	Harborough Road	Great Oxendon	Great Oxendon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0803	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															
Old Red Lion	Nortoft	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0878	ARM	1
The Lannet	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1444	Full	0
Hannington															
Henrys of Hannington	Kettering Road	Daventry	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1388	Full	3
Plots 1, 2 & 3 Poplars Farm	Main Street	Hannington	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0495	Full	2
Poplars farm	main street	Daventry	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1290	Full	6

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
The Cattle Shed, Church Farm	Port Road	Upper Harlestone	Upper Harlestone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0402		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															
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
Kelmarsh															
24 Harrington Road	Harrington Road	Kelmarsh	Kelmarsh	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0706	Full	1
Kilsby															
Land to rear of Laurelcroft	North Street	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0258	Full	1
10 The Banks	The Banks	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0591	Outline	1
The Barn	Arnills Gate, The Ridgeway	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1092	Full	1
Lnad 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	15 Main Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0895	Full	1
Land to rear of The Limes	Main Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0368	Full	1
Lampport															
lsham Barn	Harrington Road		Lampport	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2002/0357	Full	1
Land at 8 Manor Road	Manor Road		Lampport	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1036	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	2008/0337	Full	1
Farm Buildings	White House Farm	Lilbourne	Lilbourne	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0145	Outline	10
Long Buckby															
Lodge Farm	Brington Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0967	Full	1
11 Market Place	Market Place	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0557	Full	2
PHI Design Ltd		Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1070	Full	7
25 High Street	High Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1110	Full	2
Barns adjoining Chard House	Brington Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1371	Full	2
6 Cotton End	Cotton End	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0756	Full	2
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 at rear of 29 Ashley Lane	Ashley Lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0797	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
30 Ashley Lane	Ashley Lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1118	Full	1
Land Adj to 9a Park View	Park View	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0445	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 adj to Ivydene	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1307	Outline	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 to the Byre	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0783	Full	1
Workshop adj to the Byre	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0474	Full	1
Land adj to 15 Newlands	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1079	Outline	1
20 Newlands	Newlands	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0441	Outline	1
Newnham															
Newnham Hill Farm	Staverton Road	Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0750	Full	1
Land to rear of Dunster	Mounts Lane	Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1103	Full	1
Norton															
Farm Buildings	Adj to Dial HouseFarm	Norton	Norton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0511	Full	2
Land adj to 22 Daventry Road	Daventry Road	Norton	Norton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0929	Full	2
Old															
The Village Hall	Harrington Road	Old	Old	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1230	Full	3
Overstone															
Plot Between 114a and 116	Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0415	Full	1
108 Sywell Road	Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0721	Full	1
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															

Collyweston House	High Street	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0953	Outline	1
Garden of Rochberries	25 Manor Road	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0497	Full	1
Preston Capes															
Kingsbrook Farm	Newnham Road	Preston Capes	Preston Capes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0275	Full	1
Barns at Manor Farm	High Street	Preston Capes	Preston Capes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0761	Full	1
Ravensthorpe															
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
The Old Vicarage	Church Hill	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0217	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															
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
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 to rear of levens	9 Welford Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1267	Outline	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
Staverton Hill Farm	Badby Lane	Staverton	Staverton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1057	Full	1
Walgrave															
Newlands Lodge	Newland Road	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0286	Full	4

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
Weedon															
Land at 75 West Street	West Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1254	Full	1
38 – 40 High Street	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0291	Full	2
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
Barns at Manor Farm	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0456	Full	7
Manor Farm	High Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0410	Full	7
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	5
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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0148	Full	1
Land adj to Queens Park	Queens Park	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0282	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 adj 19a High Street	High Street	Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0177	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
Pasture Farm	Yelvertoft Road	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1102	Full	1

Lodge Farm	Northampton Road	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0977	Full	1
Whilton															
The Coach House	The Green	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/1033	Full	1
Roughmoor Grounds	Brington Lane	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0870	Full	1
7 South View	South View	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0471	Outline	1
Stable Mews	Whilton Locks	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0386	Full	2
Woodford															
R/o The Barn	Hinton Manor Court	Woodford	Woodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2001/1187	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
Land adj to	66 Byfield Road	Woodford Halse	Woodford Halse	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0017	Full	8
Site at 65 Byfield Road	65 Byfield Road	Woodford Halse	Woodford Halse	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1137	Outline	1
Yelvertoft															
Land adj to 16	School Close	Yelvertoft	Yelvertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0192	Full	1
Land to south of 7	Merrycot Lane	Yelvertoft	Yelvertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0418	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
2008/9	126
Total	1423
Average	178