

DAVENTRY DISTRICT

HOUSING LAND AVAILABILITY

AS AT APRIL 2010



Published 11th June 2010

Revised 18th October 2010 taking account of PPS3 changes

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.
- 1.3 This version has been revised to take account of revisions to PPS3 published in June 2010. This is not a full revision and does not take account of the revocation of the housing targets in the Regional Spatial Strategy. This will be subject of a further revision when the West Northamptonshire authorities have adopted a replacement housing figure. Reference to the RSS should not be seen as an endorsement of its figures, - the Chair of the Joint Strategic Planning Committee has clearly stated¹ that a replacement lower figure will be published shortly. The RSS figures are used solely as working figures until such time as replacement figures are in place.
- 1.4 Changes to the version published in June 2010 are as follows;
- New paragraph 1.3
 - Paragraphs 2.1, 2.2, 2.3 and 2.5 have been revised to note the revocation of the Regional Spatial Strategy and MKSM.
 - Paragraphs 3.6. and 3.7 have been revised to take account of changes to PPS3
 - The number of windfall sites has been reduced in table 1 taking account of changes to PPS3. Consequent changes have also been made to table 1.

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

- 2.1 The adopted development plan is currently made up of the saved policies from the Daventry District Local Plan 1997 and the Northamptonshire County Structure Plan 2001. The Regional Spatial Strategy for the East

¹ Statement made to Joint Strategic Planning Committee on 26th July 2010

Midlands 2009 (RSS8) which includes the Milton Keynes and South Midlands Sub-Regional Strategy (MKSM SRS) was revoked in July 2010.

- 2.2 Now revoked MKSM Northamptonshire Policy 1 of the RSS8 set 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 were 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 (now revoked) East Midlands Regional Spatial Strategy set out a housing requirement for the West Northamptonshire Housing Market Area which also included 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:	+ 2,700²
2001 – 2026 =	13,500

- 2.4 On this basis the current housing requirement for the 2001 – 2010 period was 4860 (540 x 9). The number of dwellings completed in the Daventry District between 2001 – 2010 was 2,696, giving a shortfall of 2,164 when compared to the requirement. These 2,164 dwellings therefore need to be accounted for in the remainder of the plan period. This is done by adding the 2164 shortfall figure to the 8640 dwelling (540 x 16) to give an overall annual average requirement of 675 dwellings. The five-year housing requirement at 1 April 2010 for the Daventry District area is therefore 3,376 dwellings.
- 2.5 In July 2010 the coalition Government revoked Regional Spatial Strategies. This document has been published before the full details of the proposed transitional arrangements following the revocation of the RSS have been announced. The use of this document in decision making will be subject to change, dependant on the alternative arrangements which are put in place.

3. DELIVERABLE HOUSING LAND

² Exact amount to be determined by the West Northamptonshire Core Strategy (in preparation)

- 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 2010. The assessment considers the five-year period 2010/11 – 2014/15.
- 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 have made towards the Daventry District annual housing completion figure. Based on the situation prior to the latest revision to PSS3, the number of completions ranges from 95 to 258 units in

the previous nine 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.

- 3.7 Changes to PPS3 in June 2010 reclassified garden land from brownfield to Greenfield. Given that windfalls can only be brownfield, the number of completions which can be recorded as windfalls will reduce. The last two years information on completions has been analysed, and gardens have been reclassified. The revised information suggests that on average 65 dwellings have been completed on windfalls sites per year. This will be used as the revised allowance for future years. 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 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 - 2010</u> 540 dwellings x 9 years = 4,860 Completions = 2,696 Shortfall of 2164	2,164
b	<u>Supply Required 2010-2026</u> 540 dwellings x 16 years =8640 plus shortfall of 2,164	10,804
c	<u>Supply Required 2010-2015</u> Requirement for 5 years 2010 - 2015 = (b/16 x 5)	3376
d	<u>Supply of deliverable sites (Total from Table 1)</u>	1052
e	<u>Expected contribution from windfall sites</u> (see para 3.7)	195
f	Deliverable Supply (d+e)	1247
g	Deficit in 5 yr supply (c - f)	2129
h	Number of Years Supply (f/675)	1.8 years

- 4.2 Subject to the implementation of the proposed changes to the planning system as referred to in paragraph 2.5 above, 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.

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 2010-2015	
Building Name	Street	Village or Town	Parish													
Daventry (Abbey North)																
Middlemore	Middlemore, Ashby Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2002/0073	Outline	162	
Site 5b	Middlemore, Ashby Road	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	WN/2007/0123	ARM	54	
Site 6	Claydon Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	WN/2008/0123	ARM	22	
Site 6	Middlemore	Daventry	Daventry (Abbey North)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2008/0392	ARM	35	
Former Dennetts Nursery	Ashby Road	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0314	ARM	23	
Land at Monksmoor Farm	Welton Lane	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2007/0161	Outline	350	
Henry Smith House	Queens Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0979	Full	2	
Land Adjacent 17	Welton Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0576	Outline	1	
Daventry (Abbey South)																
7 – 13 Warwick Street	Warwick Street	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0058	Full	10	
84 London Road	London Road	Daventry	Daventry (Abbey South)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0325	Full	10	
1-3 St James Street	St James Street	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0191	Full	1	
Land Adjacent 3	Ashworth Street	Daventry	Daventry (Abbey South)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0120	Full	5	
Flat 2 (6 – 8)	Prince William Walk	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0091	Full	1	
Daventry (Drayton)																
1a Staverton Road	Staverton Road	Daventry	Daventry (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0869	Full	1	
Fernbank	Badby Road West	Daventry	Daventry (Drayton)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0072	Full	2	
22 Balliol Road	Stefen Hill	Daventry	Daventry (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0104	Full	1	
Daventry (Hill)																
Mountbatten House	Admirals Way	Daventry	Daventry (Hill)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0841	Full	3	

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 adjacent to 18	Main Street	Ashby St Ledgers	Ashby St Ledgers	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0867	Full	1
Badby															
Land adjacent to 1	Stone Way	Badby	Badby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0815	Full	3
Barby															
8 & 10	The Green	Barby	Barby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0014	Full	1
Boughton															
Winston House	Vyse Road	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0182	Full	1
Windrush	Vyse Road	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0134	Full	1
2	Devonshire Close	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1195	Full	1
Land Adjacent to Stratford Cottage	Boughton Park	Boughton	Boughton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1222	Full	1
Braunston															
Land at Church Road	Church Road	Braunston	Braunston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1411	Full	1
The Manor	High Street	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0394	Full	1
55	High Street	Braunston	Braunston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0629	Full	3
Brington															
Cedars Farm	Hall Lane	Little Brington	Brington	Yes	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	2009/0854	Full	1
Cedars Farm	Hall Lane	Great Brington	Brington	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/0585	Full	3
Brixworth															
Cedars Farm	Silver Street	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0132	Full	1
Land to the r/o 75 Northampton Road	Northampton Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0161	Full	6
77 Northampton Road	Northampton Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0938	Full	3
Cedar House	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
New Buildings Farm	Scaldwell Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1000	Full	1
36 The Knoll	36 The Knoll	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0376	Full	1
Byfield															

Land at 42 Banbury Lane	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0239	Full	1
9	High Street	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1031	Full	3
18 Westhorpe Lane	Westhorpe Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0251	Outline	1
Plot 1, 10 Westhorpe Lane	Westhorpe Lane	Byfield	Byfield	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0799	ARM	1
Plot 2, 10 Westhorpe Lane	Westhorpe Lane	Byfield	Byfield	Yes	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
Land Adj to	4 Bell Lane	Byfield	Byfield	Yes	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
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	1
The Old Rectory	Harlestone Road	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0948	Full	2
Land adj to woodlands	Sandy Lane	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0958	Full	1
Jayswood	Walkers Lane	Church Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0877	Full	3
Land adj to Almondbury	Sandy Lane	Church Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1086	Full	1
Building adj to The Old Smithy	1 Northampton Road	Chapel Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0114	Full	1
Church Stowe															
The Old Post Office	29 Main Street	Church Stowe	Church Stowe	Yes	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0276	Full	1
Clipston															
12 Pegs Lane	Pegs Lane	Clipston	Clipston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0916	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0687	Full	1
Creaton															
Garden House	14 The Green	Creaton	Creaton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0051	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	2009/0303	Full	4
26a Boat Horse Lane	Boat Horse Lane	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0947	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	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0810	Full	1
Land Rear Of Foxholes Garage	West Haddon Road	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0299	Full	1
8	Drayson Lane	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0146	Outline	5
1	Well Hill Close	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0944	Full	1
Dodford															
5 The Green	The Green	Dodford	Dodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0242	Full	1
3 The Bungalows	The Bungalows	Dodford	Dodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0171	Full	1
East Haddon															
Maple Cottage	Main Street	East Haddon	East Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0707	Outline	1
Elkington															
Elkington Farm Cottage	Yelvertoft Road	Elkington	Elkington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0619	Full	1
Everdon															
Chapel Of Rest	16 Bethels Lane	Everdon	Everdon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0251	Full	1
Land At Orchard House Farm	High Street	Everdon	Everdon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0417	Full	1
Flore															
2 & 4 Sutton Street	Sutton Street	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0439	Full	1
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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0158	Full	1

Land Adjacent to 32	Brockhall Road	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0007	Full	1
Land adjacent to 3	Hillside Road	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0384	Outline	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	2009/0661	Full	2
8 Clipston lane	8 Clipston Lane	Great Oxendon	Great Oxendon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0228	Full	2
Land Adj to Lake House	Harborough Road	Great Oxendon	Great Oxendon	Yes	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	2009/0529	Outline	1
Guilsborough															
The Lannet	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1444	Full	1
Glebelands	The Green	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0113	Full	1
Barn	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0886	Outline	1
Little Four Acres	The Green	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0156	Outline	1
The Lannet	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0922	Full	1
Harlestone															
Ambleside	Glebe Lane	Lower Harlestone	Harlestone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0878	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
Kelmarsh															
24 Harrington Road	Harrington Road	Kelmarsh	Kelmarsh	Yes	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0591	Outline	1
The Barn	Arnills Gate, The Ridgeway	Kilsby	Kilsby	Yes	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 to rear of The Limes	Main Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0368	Full	1

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
Land Adjacent to 9a Park View	Park View	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0445	Full	1
Land to the rear of	116 Northampton Road	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0512	Outline	5
Land adjacent to 9	Overstone Road	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0879	Outline	1
Naseby															
Manor Farm Buildings	Welford Road	Naseby	Naseby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2002/1275	Full	4
Land adjacent to 86 Church Street	Church Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0119	Full	1
Land adjacent to Ivydene	High Street	Naseby	Naseby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0875	Full	6
Land adjacent to 15 Newlands	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1079	Outline	1
20	Newlands	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0441	Outline	1
Garden Adjoining Ivydene	High Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0598	Full	1
Acresfield	28 Nutcote	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0798	Outline	5
21	Newlands	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1266	Outline	1
Newnham															
Newnham Hill Farm	Staverton Road	Newnham	Newnham	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0750	Full	1
Land to rear of Dunster	Mounts Lane	Newnham	Newnham	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1103	Full	1
Land adj Broughton House	Preston Capes Road	Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0834	Outline	1
Checkleys Barn	Daventry Road	Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0896	Full	1
Norton															
Farm Buildings	Adj to Dial House Farm	Norton	Norton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0511	Full	2
Old															
The Village Hall	Harrington Road	Old	Old	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0040	Full	1
Grange Farm	Church Lane	Old	Old	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0162	Full	1
Overstone															
108	Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0721	Full	1
62	Sywell Road	Overstone	Overstone	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0851	Full	1

Land adjacent to Beechwood	23 Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1300	Outline	2
Stoneacres	Overstone Park	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0985	Full	1
Pitsford															
Garden of Rochberries	25 Manor Road	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0497	Full	1
Wickets	High Street	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0604	Full	1
Moulton Grange Farm	Grange Lane	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0016	Full	5
21	Broadlands	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0271	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
West Farmhouse	Little Preston	Preston Capes	Preston Capes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0987	Full	1
Ravensthorpe															
Land adjacent to 24	Scott Close	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0938	Full	1
The Old Vicarage	Church Hill	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0217	Full	1
Scaldwell															
2	School Lane	Scaldwell	Scaldwell	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0851	Full	2
Sibbertoft															
Land adjacent to 9 Welland Rise	Welland Rise	Sibbertoft	Sibbertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0627	Outline	1
The Paddocks	Naseby Road	Sibbertoft	Sibbertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0493	Full	1
The Old Union Chapel	Berkley Street	Sibbertoft	Sibbertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0994	Full	1
Spratton															
1 Orchard Close	Orchard Close	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0526	Full	1
Land adjacent to Yew Tree Cottage	21 Yew Tree Lane	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0931	Outline	1
Land adjacent to 19 High Street	High Street	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0994	ARM	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
lbex House	High Street	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0870	Full	11
Staverton															
Staverton Hill Farm	Badby Lane	Staverton	Staverton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1057	Full	1

Building at New House	Badby Lane	Staverton	Staverton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0866	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
The Old Telephone Exchange	Hannington Lane	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0633	Full	1
Weedon															
Land at 75 West Street	West Street	Weedon	Weedon	Yes	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	1
Weedon Lodge Farm	Everdon Road	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2003/1231	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0456	Full	2
Manor Farm	High Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0410	Full	5
Former Chapel	Bridge Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/0665	Full	1
Land Adjacent to The Old Police House	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0068	Outline	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	Yes	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															
38 West End	West End	Welford	Welford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1066	Full	4
Welford Lodge Bungalow	Northampton Road	Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0308	Full	1
Welton															
The Wilderness	Churchill Road	Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1486	Full	1
West Haddon															
Land adjacent 5	Haradays Lane	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0649	Outline	1
Pasture Farm	Yelvertoft Road	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1102	Full	1
Whilton															
Roughmoor Grounds	Brington Lane	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0625	Full	1
Home Farm Grounds	Brington Lane	Whilton	Whilton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0515	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	1
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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1303	Full	1
Site at 65 Byfield Road	65 Byfield Road	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1137	Outline	1
Hinton Manor Court	Phipps Road	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0142	Full	9
The Lodge	6 Quinton Lane	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0224	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
2009/10	124
Total	1547
Average	172