

DAVENTRY DISTRICT

HOUSING LAND AVAILABILITY

AS AT APRIL 2011



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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.
- 1.3 This version is based on the housing requirement as set out in the Regional Spatial Strategy. The government has indicated its intention to abolish Regional Spatial Strategies in the Localism Bill. It is expected that this will be enacted later this year.
- 1.4 The West Northamptonshire Joint Strategic Planning Committee published the Pre-Submission Version of the Joint Core Strategy in February 2011. This includes a revised, lower, housing requirement for the plan period, and also a phasing of housing delivery which reduces the amount of housing required in the early part of the plan period. This takes account of the current state of the housing market, and the long lead in time for development on large sustainable urban extensions. The next version of the Core Strategy, the Submission version, will be published later this year. Whilst this current assessment of housing land availability is based on the RSS figures, the Council is currently reviewing this position and will rebase its calculations on the Core Strategy requirement.

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

- 2.1 The development plan is currently made up of the saved policies from the Daventry District Local Plan 1997, a saved policy from 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 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 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 also 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:	+ 2,700¹
2001 – 2026 =	13,500

- 2.4 On this basis the housing requirement for the 2001 – 2011 period was 5400 (540 x 10). The number of dwellings completed in the Daventry District between 2001 – 2011 was 2,854, giving a shortfall of 2,546 when compared to the requirement. These 2,546 dwellings therefore need to be accounted for in the remainder of the plan period. This is done by adding the 2,546 shortfall figure to the 8100 dwelling (540 x 15) to give an overall annual average requirement of 710 dwellings. The five-year housing requirement at 1 April 2011 for the Daventry District area is therefore 3,550 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 Daventry District Local Plan;
- be identified in an approved Planning Brief

and

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

- 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 2011. The assessment considers the five-year period 2011/12 – 2015/16.
- 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 ranged from 95 to 258 units in the last ten years of 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, for the purposes of the pps3 calculation, windfalls can only be brownfield, the number of completions which can be recorded as windfalls has reduced. The last three years information on completions has been analysed, and gardens have been reclassified. The revised information suggests that on average 55 dwellings have been completed on windfalls sites per year. This will be used as the 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 – based on the Regional Spatial Strategy Housing Requirement

		Dwellings
a	<u>Supply Position 2001 - 2011</u> 540 dwellings x 10 years = 5,400 Completions = 2,854 Shortfall of 2,546	2,546
b	<u>Supply Required 2011-2026</u> 540 dwellings x 15 years = 8100 plus shortfall of 2,546	10,646
c	<u>Supply Required 2011-2016</u> Requirement for 5 years 2011 - 2016 = (b/15 x 5)	3,549
d	<u>Supply of deliverable sites (Total from Table 1)</u>	1098
e	<u>Expected contribution from windfall sites</u> (see para 3.7)	165
f	Deliverable Supply (d+e)	1,263
g	Deficit in 5 yr supply (c - f)	
h	Number of Years Supply (f/710)	1.8 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 when assessed against 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)																
Land at Monksmoor Farm	Welton Lane	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2007/0161	Outline	290	
Henry Smith House	Queens Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0979	Full	2	
Land adj 17, Welton Road		Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0576	Outline	1	
Middlemore	Middlemore, Ashby Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2002/0073	Outline	278	
Middlemore	Site 5b	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	WN/2007/0123	ARM	10	
Site 6	Off Claydon Road	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	WN/2008/0123	ARM	7	
Site 6 Middlemore	Off Claydon Road	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2008/0392	ARM	5	
Royal Gardens	Ashby Fields	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2009/0163	Full	27	
Electricity Substation	Tennyson Road	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0047	Full	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	
Dingley Flats	1 Kinsley Avenue	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0937	Full	1	
36 High Street	Daventry	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0878	Full	3	
Matheran House	Newlands	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0896	Full	4	
7 Sheaf Street		Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0732	Full	1	
Flat 2 (6 – 8)	Prince William Walk	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0091	Full	2	
Daventry (Drayton)																
1a Staverton Road	Staverton Road	Daventry	Daventry (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0869	Full	1	
31	St Catherines	Daventry	Daventry (Drayton)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0347	Full	1	

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
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
Foxhill Farm	Badby Road West	Badby	Badby	NO	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0041	Full	1
Barby															
8 & 10	The Green	Barby	Barby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0014	Full	2
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
Land Adjacent to Stratford Cottage	Boughton Park	Boughton	Boughton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1222	Full	1
Three Gables	Moulton Lane	Boughton	Boughton	No	YEs	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0079	Full	1
Braunston															
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															
Brington Lodge	Hamilton lane	Great Brington	Brington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0854	Full	1
Brixworth															
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
Cedar House	Brixworth Hall Park	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0044	ARM	1
36 The Knoll	36 The Knoll	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0376	Full	1
Land adj The Old Vine	Station Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	DA/2004/1475	Full	1
Wood Close	8 High Street	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	DA/2010/0666	Full	1
Cedar	Brixworth Park	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	DA/2010/0820	Outline	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	2011/0064	Outline	1
Greenlands	Boddington Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1054	Full	1
Corner Cottage	Boddington Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0778	Full	1
9 Fessey Road	9 Fessey Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0259	Full	1
Rear of 35 Bell Lane		Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0733	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	1
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	2
Land adj to Almondbury	Sandy Lane	Church Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1086	Full	1
Clipston															
Station Farm Road	Church Lane	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0498	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	2
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	2009/0416	Outline	5
Land adj 16 Well Hill Close		Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	DA/2010/0524	Full	1

11 Well Hill Close		Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	DA/2011/0046	Full	1
23 Church Street		Crick	Crick	No	Yes	YES	NO	Yes	Yes	Yes	Yes	Yes	DA/2010/0638	Full	1
East Haddon															
Maple Cottage	Main Street	East Haddon	East Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0450	Outline	1
Tythe Farm	Holdenby Road	East Haddon	East Haddon	No	Yes	Yes		Yes	Yes	Yes	Yes	Yes	2010/0519	Full	1
Everdon															
Chapel Of Rest	16 Bethels Lane	Everdon	Everdon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0251	Full	1
Flore															
2 Brockhall Road	Brockhall Road	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0317	Full	1
Land adjacent to 3	Hillside Road	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0359	Outline	1
5 Bricketts Lane		Flore	Flore	No	Yes	Yes		Yes	Yes	Yes	Yes	Yes	2010/0594	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	2009/0661	Full	1
8 Clipston lane	8 Clipston Lane	Great Oxendon	Great Oxendon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0228	Full	1
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
4 Main Street		Great Oxendon	Great Oxendon			Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0590	Full	3
Guilsborough															
The Lannet	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0602	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	2010/0983	Outline	1
The Lannet	West Haddon Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1444	Full	1
Hannington															
Land off Walgrave Road		Hannington	Hannington	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0237	Full	6
Hellidon															
Fair Rising		Hellidon	Hellidon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0299	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	2010/0947	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
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	2010/0240	Outline	1
Land to rear of The Limes	Main Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0912	Full	1
Land to the rear of 22 Rugby Road		Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0479	Full	1
Lampton															
Clint Hill Farm	Manor Road	Hanging Houghton	Lampton	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	2010/0298	Full	10
Barn at Whitehouse Farm	Station Road	Lilbourne	Lilbourne	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0043	Full	1
Land adj. 2 Yelvertoft Road		Lilbourne	Lilbourne	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/1010	Full	1
Long Buckby															
11	Market Place	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0557	Full	2
PHI Design Ltd	Miles Lane	Long Buckby	Long Buckby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1070	Full	5
25	High Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1110	Full	1
Barns adjoining Chard House	Brington Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0320	Full	2
11a	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2006/1243	Full	3
Land to rear of	33 Grasscroft	Long Buckby	Long Buckby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0075	Full	2
Greenhill Court	Ryehill Close	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0991	Full	2
Bridge Cottage	Three Bridges Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0956	ARM	1

Land to rear of	36 High Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0261	Full	2
Ryehill Lodge	Watling Street	Long Buckby	Lonbg Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/1025	Full	1
Maidwell															
Land adjacent to The Banks	Harborough Road	Maidwell	Maidwell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0657	Outline	1
Marston Trussell															
Sun Inn	29 Main Street	Marston Trussell	Marston Trussell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0835	Full	6
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
Rear of 9	Ashley Lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0537	Outline	1
2 Thorpeville		Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0828	Full	2
Sandy Hill Lane		Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0995	Outline	150
LaND ADJ 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	2
Land adjacent to 86 Church Street	Church Street	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0453	Full	1
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 Ilydene	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															
Land adj Dunster		Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0362	Full	1
Land adj Broughton House	Preston Capes Road	Newnham	Newnham	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0023	Full	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 HouseFarm	Norton	Norton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0511	Full	1

Old															
Land adj. Thornberry House	Mill Lane	Old	Old	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0893	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	2010/0892	Outline	1
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	4
21	Broadlands	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0271	Full	1
Gardeners Cottage	High Street	Pitsford											2010/1035	ARM	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
Tunningham Farm	Little Preston	Preston Capes	Preston Capes	No	Yes	Yes		Yes	Yes	Yes	Yes	Yes	2010/0530	Full	1
Ravensthorpe															
Land adjacent to 24	Scott Close	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0695	Full	1
The Old Vicarage	Church Hill	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0217	Full	1
Sibbertoft															
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	2010/0796	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	2010/0543	ARM	3
Broomhill Hotel		Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0003	Full	1
Ibex House	High Street	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0870	Full	11
Rear of	11-13 Welford Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0895	Full	1
Staverton															
Staverton Hill Farm	Badby Lane	Staverton	Staverton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1057	Full	2
Thornby															
Thornby Grange		Thornby	Thornby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0735	Full	2
Walgrave															
Newlands Lodge	Newland Road	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0286	Full	5
Newlands Lodge	Newland Road	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0756	Outline	1
Weedon															
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
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	4
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	2010/0168	Full	1
55/57 West Street	West Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1437	Full	1
14 South Street		Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0945	Full	1
Outbuilding r/o Old Crown Cottage		Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0333	IFull	1
62 High Street		Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0504	Full	8
Welford															
24 West End	West End	Welford	Welford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0726	Full	1
Welford Lodge Bungalow	Northampton Road	Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0308	Full	1

55 High Street		Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0934	Full	1
Welton															
7 Ashby Road		Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0404	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
36 High Street		West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0332	Full	1
Whilton															
Roughmoor Grounds	Brington Lane	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0625	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
Site at 65 Byfield Road	65 Byfield Road	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1137	Outline	6
Hinton Manor Court	Phipps Road	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0142	Full	9
Land between 68 and 70 Byfield Road		Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0202	Outline	1
St Josephs Church		Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0521	Full	1
Bungalow Farm	West Farndon	Woodford	Woodford	No	Yes	Yes	NO	Yes	Yes	Yes	Yes	Yes	2010/0561	Full	1
The Lodge	6 Quinton Lane	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0224	Full	1

Table 3

	Windfall Completions	Brownfield windfall completions
2001/02	185	N/A
2002/03	101	N/A
2003/04	95	N/A
2004/05	183	N/A
2005/06	225	N/A
2006/07	250	N/A
2007/8	258	N/A
2008/9	126	56
2009/10	124	75
2010/11	71	33
Total	1618	164
Average	162	55