

DAVENTRY DISTRICT

HOUSING LAND AVAILABILITY

AS AT APRIL 2012



Published 31st May 2012
Version 2

Note regarding version 2 of this report.

This version supersedes the initial version of this report published on 18th May 2012.

Version 2 incorporates the requirement for an additional 20% buffer as per NPPF published in March 2012 in table 1.

HOUSING SUPPLY IN DAVENTRY DISTRICT

1. INTRODUCTION

- 1.1 The National Planning Policy Framework states (paragraph 47) that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. It further requires an additional buffer of 5% to ensure choice and competition or a 20% buffer where there is a record of persistent under delivery.
- 1.2 This paper sets out an assessment of the extent to which there is a five-year supply of deliverable housing land in Daventry District (excluding the Northampton Implementation Area). The Northampton Implementation Area consists of the allocations of North of Whitehills, North of Northampton and West of Northampton as set out in the emerging West Northamptonshire Joint Core Strategy.
- 1.3 This assessment 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 Act 2011. It is expected that the revocation will take place 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 in due course.

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, 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 also includes South Northamptonshire and Northampton. 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 and level of growth in the Core Strategy).

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

- 2.4 On this basis the housing requirement for the 2001 – 2012 period was 5940 (540 x 11). The number of dwellings completed in the Daventry District between 2001 – 2011 was 2,999, giving a shortfall of 2,941 when compared to the requirement. These 2,941 dwellings therefore need to be accounted for in the remainder of the plan period. This is done by adding the 2,941 shortfall figure to the plan requirement. This consists of 7560 dwelling (540 x 14) plus 20% i.e. to give an overall annual average requirement of 858 dwellings. The five-year housing requirement at 1 April 2012 for the Daventry District area is therefore 4,290 dwellings.

3. DELIVERABLE HOUSING LAND

- 3.1 The NPPF states that to be considered ‘deliverable’ sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within the five years and in particular that the site is viable. Sites with planning permission should be considered deliverable unless there is clear evidence that the schemes will not be implemented within five years.
- 3.2 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.
- 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 2012. The assessment considers the five-year period 2012/13 – 2016/17.

The vast majority of sites already have the benefit of planning permission. A small number of sites do not yet have the benefit of permission, but are expected to contribute to the supply over the next five years. These sites are identified in **red text** in table 2, and a further explanation of why the site is included is set out in appendix 1.

- 3.6 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to do provide a reliable source of supply.

Table 3 illustrates the contribution windfall completions have made towards the Daventry District annual housing completion figure.

This table provides compelling evidence that windfall sites have consistently become available over the last ten years.

The number of completions has ranged from 71 to 258 units in the last eleven years of monitoring. It is evident from this table that windfall sites make a significant contribution to housing completions with Daventry District and, therefore, an allowance will be made for this in the 5 year supply.

- 3.7 On average over the last 11 years 159 dwellings have been completed on windfall sites per annum.
- 3.8 Whilst the number of completions has always fluctuated, it is evident from the table that the numbers of windfall completions has generally been lower in recent years as the housing market itself has been generally poorly performing. Therefore, rather than use an average from 2001 it is considered more appropriate to use an average over the last four years. This more closely reflects what the market is likely to deliver over the next few years. This gives an annual average of 112 units.
- 3.9 For the purposes of the five year calculation, the windfall allowance is only included for years 3, 4 and 5 of the housing supply as it is assumed that all windfall sites likely to be completed in years 1 and 2 have already been through the planning application process.

4. 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 - 2012</u> 540 dwellings x 11 years = 5,940 Completions = 2999 Shortfall of 2941	2,941
b	<u>Supply Required 2012-2026</u> 540 dwellings x 14 years = 7560 + 20% plus shortfall of 2941	12,013
c	<u>Supply Required 2012-2017</u> Requirement for 5 years 2012 - 2017 = (b/14 x 5)	4,290
d	<u>Supply of deliverable sites</u> (Total from Table 2) Sites with the benefit of planning permission Other sites expected to come forward	1,081 330
e	<u>Expected contribution from windfall sites</u> (see para)	336
f	Deliverable Supply (d+e)	1,747
9	Number of Years Supply $f/(c/5)$	2.03 years

4.2 This assessment will inform decisions on planning applications for housing development. 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 NPPF, the regional plan, saved policies in the adopted Local Plan and other material considerations.

4.3 This report will be reviewed following the revocation of the Regional Spatial Strategy.

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
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
Electricity Substation	Tennyson Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0047	Full	1
Land at 61	Tennyson Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0403	Outline	1
Site 10	Middlemore	Daventry	Daventry (Abbey North)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	2012/0310	Full - Not Determined	45
Daventry (Abbey South)															
84	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
Matheran House	Newlands	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0896	Full	4
Flat 2 (6 – 8)	Prince William Walk	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0091	Full	2
32 & 32 A	Sheaf Street	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0852	Full	2
31	Kinglsey Avenue	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/1012	Full	4
Sites 3 & 6		Daventry	Daventry (Abbey South)	No	No	Yes	No	No	Yes	Yes	Yes	Yes		Outline - not determined	50
Daventry (Hill)															
North East	SUE	Daventry	Daventry (Hill)	No	No	Yes	No	No	Yes	Yes	Yes	Yes	---		100
Daventry (Drayton)															
22 Balliol Road	Stefen Hill	Daventry	Daventry (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0104	Full	1
Arthingworth															
Rear of The Bulls Head	Kelmarsh Road	Arthingworth	Arthingworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0246	Full	4
2 Agricultural Cottages	Kelmarsh Road	Arthingworth	Arthingworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0195	Full	1

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Building Name	Street	Village or Town	Parish												
Badby															
Foxhill Farm	Badby Road West	Badby	Badby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0041	Full	1
Barns at The Old Barn	The Green	Badby	Badby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0712	Full	1
Barby															
8 & 10	The Green	Barby	Barby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0014	Full	2
62 – 64	Daventry Road	Barby	Barby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0230	Full	4
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
Ashley House	Humfrey Lane	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0926	Full	1
1	Moulton Lane	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0954	Full	2
Braunston															
The Coach House	The Manor, High Street	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0992	Full	2
29	High Street	Braunston	Braunston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0189	Full	1
Adj 29	Church Road	Braunston	Braunston	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0367	Full	1
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	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0161	Full	4
Land adj The Old Vine	Station Road	Brixworth	Brixworth	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2004/1475	Full	1
Wood Close	8 High Street	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0666	Full	1
Cedar	Brixworth Park	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0820	Outline	1
Land North of	Eaglehurst	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0573	Outline	15
Byfield															
Land at 42	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0055	Full	1

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Building Name	Street	Village or Town	Parish												
18	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	20011/0262	Full	1
9	Fessey Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0999	Full	1
12	Fessey Road	Byfield	Byfield	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0426	Full	1
Plot 1a	Banbury Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0128	Full	1
5a	Westhorpe Mews	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0414	Full	1
Charwelton															
Land adj 5 Council House	Church Street	Charwelton	Charwelton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/1032	Full	1
Land adj 8	Church Street	Charwelton	Charwelton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0676	Outline	1
Church Brampton															
The Old Rectory	Harlestone Road	Church Brampton	Church Brampton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0948	Full	1
Jayswood	Walkers Lane	Church Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0877	Full	2
Clipston															
Clipston Grange Farm	Kelmarsh Road	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0357	Outline	1
Land at 4	Bassett Way	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0522	Full	1
Crick															
Land at 24	Yelvertoft Road	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0656	Full	4
Summer Farm	West Haddon Road	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0833	Full	1
8	The Marsh	Crick	Crick	Yes	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
11	Well Hill Close	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0046	Full	1
23 – 29	Bucknills Lane	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0229	Full	6

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Building Name	Street	Village or Town	Parish												
	Main Road	Crick	Crick	No	AIP	Yes	No	AIP	Yes	Yes	Yes	Yes	2011//0664	Outline – AIP	135
Cold Ashby															
The Barn, Reservoir Farm	Northampton Road	Cold Ashby	Cold Ashby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/1041	Full	1
Flore															
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	No	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
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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0529	ARM	1
4	Main Street	Great Oxendon	Great Oxendon	Yes	Yes	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
Little Four Acres	The Green	Guilsborough	Guilsborough	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0983	Full	1
Land At White Cottage	Cold Ashby Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0491	Outline	1
Hannington															
Henrys Of Hannington	Red House Lane	Hannington	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0590	Full	3
Hellidon															
Fair Rising		Hellidon	Hellidon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0299	Full	1
Holcot															
Wallgarth	Brixworth Road	Holcot	Holcot	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1313	ARM	4
48	Moulton Road	Holcot	Holcot	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0232	Full	1
Kelmarsh															
Land adj to 24	Harrington Road	Kelmarsh	Kelmarsh	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0815	Full	1
Kilsby															
Land between 11&15	Malt Mill Close	Kilsby	Kilsby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0709	ARM	1

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Building Name	Street	Village or Town	Parish												
Holly Tree House	10 North Street	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0592	Full	1
Land to rear of The Limes	Main Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0912	Full	1
Lampport															
Clint Hill Farm	Manor Road	Hanging Houghton	Lampport	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0849	Full	2
Clint Hill Farm	6 Manor Road	Hanging Houghton	Lampport	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0120	Full	1
Lilbourne															
29	Yelvertoft Road	Lilbourne	Lilbourne	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0337	Full	1
Barn at Whitehouse Farm	Station Road	Lilbourne	Lilbourne	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0043	Full	1
Long Buckby															
PHI Design Ltd	Miles Lane	Long Buckby	Long Buckby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1070	Full	2
25	High Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1110	Full	1
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	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0075	Full	2
Ryehill Lodge	Watling Street	Long Buckby	Long Buckby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/1025	Full	1
Land to the rear of 4	East Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0682	Full	5
Barns adj Chard House	Brington Road	Long Buckby	Long Buckby	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0320	Full	2
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
The Old Woodyard	Rear of 20 Main Street	Marston Trussell	Marston Trussell	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0339	Full	3
Moulton															
Land adjacent to	116 Northampton Lane North	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0957	Outline	1

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Building Name	Street	Village or Town	Parish												
Land at rear of 29	Ashley Lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0835	Full	1
Land to the rear of	116 Northampton Road	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0958	Outline	4
Rear of 9	Ashley Lane	Moulton	Moulton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0537	Full	1
2	Thorpeville	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0828	Full	2
Land off	Sandy Hill Lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0995	Outline	150
Land adjacent to 9	Overstone Road	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0879	Outline	1
3	Northampton Lane North	Moulton	Moulton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0127	Full	1
Land to the rear of	87 Park View	Moulton	Moulton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0336	Full	1
Land to the rear of	85 Park View	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0344	Full	1
Land to the rear of 43 – 45	Ashley Lane	Moulton	Moulton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0303	Full	2
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	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0453	Full	1
20	Newlands	Naseby	Naseby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0441	Outline	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	Mounts Lane	Newnham	Newnham	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0362	Full	1
Land adj Broughton House	Preston Capes Road	Newnham	Newnham	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0023	Full	1
Checkleys Barn	Daventry Road	Newnham	Newnham	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0896	Full	1
Norton															
The Old Vicarage	Daventry Road	Norton	Norton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0953	Outline	1

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Building Name	Street	Village or Town	Parish												
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															
Land adjacent to Beechwood	23 Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0892	Outline	2
Stoneacres	Overstone Park	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0985	Full	1
65	Sywell Road	Overstone	Overstone	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0935	Full	1
Pitsford															
Collyweston House	High Street	Pitsford	Pitsford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0323	ARM	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
Preston Capes															
Kingsbrook Farm	Newnham Road	Preston Capes	Preston Capes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0275	Full	1
Tunningham Farm	Little Preston	Preston Capes	Preston Capes	No	Yes	Yes	No	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	15 Church Hill	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0217	Full	1
Kildonan	The Hollow	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0660	Full	1
Ravensthorpe Glebe	The Hollow	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0774	Outline	2
Woodslea	Cotton Road	Ravensthorpe	Ravensthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0998	Full	1
Sibbertoft															
The Paddocks	Naseby Road	Sibbertoft	Sibbertoft	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0493	Full	1
4 – 6	Westhorpe	Sibbertoft	Sibbertoft	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0082	Full	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												
Spratton															
10	Brixworth Road	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0982	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
Broomhill Hotel	Holdenby Road	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
Staverton															
Staverton Hill Farm	Badby Lane	Staverton	Staverton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1057	Full	1
Former CBL Site	Daventry Road	Staverton	Staverton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0811	Full	2
Stowe Ihurches															
Land to the rear of 27 – 30	Main Street	Church Stowe	Stowe IX Churches	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0496	Full	1
Thornby															
Thornby Grange		Thornby	Thornby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0735	Full	3
Walgrave															
Land at Cross Farm	Old Road	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0829	Outline	2
Land at Highfields	Sheldon Road	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0019	Outline	1
Newlands Lodge	Newland Road	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2005/0286	Full	3
Newlands Lodge	Newland Road	Walgrave	Walgrave	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0113	Full	1
Butchers Garden	Northall	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0003	Full	1
Weedon															
38 – 40	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
Barns at Manor Farm	High Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/0456	Full	4
Land Adjacent to The Old Police House	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0068	Outline	1
55/57	West Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/1437	Full	1

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Building Name	Street	Village or Town	Parish												
Former Dowding & Mills Site	Bridge Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0248	Full	38
14	South Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0945	Full	1
24 – 30	Queen Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0227	Full	11
20	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0154	Full	9
Outbuilding r/o Old Crown Cottage	Queen Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0333	Full	1
62	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0504	Full	8
Hillcrest Cottage	Farthingstone Road	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0513	Full	1
Welford															
24	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															
The Wilderness	Churchill Road	Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0833	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
The Shambles	2 West End	West Haddon	West Haddon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0023	Full	1
Whilton															
7	South View	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0453	Outline	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	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0147	Outline	6
Hinton Manor Court	Phipps Road	Woodford	Woodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0142	Full	5
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	Hinton Road	Woodford	Woodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0521	Full	1

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Building Name	Street	Village or Town	Parish												
The Lodge	6 Quinton Lane	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2009/0224	Full	1
42	Station Road	Woodford	Woodford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0095	Outline	1
31 – 37	Adams Road	Woodford	Woodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0257	Full	11
1 – 3	Adams Road	Woodford	Woodford	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0228	Full	4

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
2010/11	71
2011/12	128
Total	1746
Average	159
Average over last 4 years	112

Appendix 1

The following sites did not have the benefit of planning permission as at 1st April 2012, however they are expected to contribute towards the delivery of housing over the next five years. The reason they have been included is set out below:

Crick, off Main Road

This site was considered by planning committee at its meeting on 14th December 2011 and approved in outline form for 135 dwellings subject to the completion of a section 106 agreement. Work is now well advanced on completing the agreement. This site is available for development within the next five years.

Application reference DA/2011/0664.

Daventry, Middlemore 10.

This site was initially reserved for a Primary School to serve the Middlemore development. The County Council as education authority have indicated that they no longer require this site for education purposes. The District Council now plans to develop a scheme for rented properties including an element of affordable housing on this site. An application for full planning permission was lodged in early April 2012, and, assuming permission is granted the Council is committed to commence the scheme as soon as possible thereafter.

Daventry Central Area. Sites 3 and 6

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

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

It is expected that development on this site could start towards the end of the five year period, and an estimate of 50 units has been made.

Daventry North East,

This site is proposed for allocation in the Pre-submission Core Strategy. It has a total capacity of 4,000 units, and it is assumed in the Pre-submission Core Strategy that 2,500 of these will come forward in the plan period i.e. up to 2026.

Discussions with the promoters of this scheme indicate that completions on this site could come forward from 2015/16 onwards.

An assumption of 100 units has been made for the year (2015/16).