

DAVENTRY DISTRICT

HOUSING LAND AVAILABILITY

AS AT APRIL 2013



Published 5th June 2013

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 a 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 Related Development Area). The Northampton Related Development Area consists of the allocations 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 Submission Joint Core Strategy for West Northamptonshire. The Regional Strategy for the East Midlands was revoked on 12th April 2012.
- 1.4 The West Northamptonshire Joint Strategic Planning Committee submitted the Joint Core Strategy in December 2012. This includes a revised, lower, housing requirement than the revoked Regional Strategy 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.

2. DELIVERABLE HOUSING LAND

- 2.1 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.
- 2.2 Existing permissions and Local Plan allocations have been assessed and a judgement has been made about whether they are available, suitable and achievable.
- 2.3 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 2013. The assessment considers the five-year period 2013/14 – 2017/18.
- 2.4 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.
- 2.5 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.

- 2.6 Table 3 illustrates the contribution windfall completions have made towards the Daventry District annual housing completion figure.
- 2.7 This table provides compelling evidence that windfall sites have consistently become available over the last ten years.
- 2.8 The number of completions has ranged from 71 to 258 units in the last 12 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. On average over the last 12 years 154 dwellings have been completed on windfall sites per annum.
- 2.9 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 5 years. This more closely reflects what the market is likely to deliver over the next few years. This gives an annual average of 109 units.
- 2.10 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.

3. THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

- 3.1 The assessment demonstrates that there is a 5 year supply of housing land in Daventry District. The position is summarised below:

Table 1 – Housing Requirement

		Dwellings
A	<u>Housing Requirement 2013 -18</u> See appendix 2 for details	1640
	<u>Plus 20%</u> as required by NPPF	<u>+328</u>
	Equals	1968
B	<u>Shortfall for 2011-2013</u> 110 units to be made up over remainder of plan period = 110/13*5	42
C	<u>Total Requirement 2013-18</u> = A + B	2010

	Annualised Requirement	402
D	<u>Supply of deliverable sites</u> (Total from Table 2)	
	Sites with the benefit of planning permission	1762
	Other sites expected to come forward:	<u>+ 610</u>
	Daventry Sites 3 and 6	50
	Daventry NE SUE	275
	Brixwort, Northampton Road	150
	Crick, Main Road	135
	Total	2372
E	<u>Expected contribution from windfall sites</u> (see table 3 - 109 x 3)	327
F	<u>Deliverable Supply</u> (D+E)	2699
G	<u>Number of Years Supply</u> F/402 (Annualised requirement in row C)	6.7 years

3.2 This assessment will inform decisions on planning applications for housing development. It indicates that there is a 5 year supply of deliverable land for housing when assessed against the emerging Core Strategy requirements.

3.3 This report will be reviewed following the adoption of the Core 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	140
Land at Monksmoor Farm	Welton Lane	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0877	RM	200
Middlemore	Middlemore, Ashby Road	Daventry	Daventry (Abbey North)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2002/0073	Outline	131
Middlemore	8 and 9	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2011/0706	RM	147
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)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0403	Outline	1
Site 10	Middlemore	Daventry	Daventry (Abbey North)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2012/0310	Full	45
1	Monksmoor, Welton Lane	Daventry	Daventry (Abbey North)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0478	Full	0
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
32 & 32 A	Sheaf Street	Daventry	Daventry (Abbey South)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0852	Full	2
31	Kinglsey Avenue	Daventry	Daventry (Abbey South)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/1012	Full	4
Former Bt Repeater Station	London Road	Daventry	Daventry (Abbey South)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0946	Full	1
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	---		275
Daventry (Drayton)															
Sherwood House	Badby Road West	Daventry	Daventry (Drayton)	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/874	Full	1
Subtotal, excluding Daventry Sites 3 and 6 and North East															688

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												
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
Subtotal															
Badby															
Barns at The Old Barn	The Green	Badby	Badby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0712	Full	1
Land rear of Bridge House	A361	Badby	Badby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0413	Full	1
Barby															
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	2012/0866	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
Land adj	The Lawns, Moulton Lane	Boughton	Boughton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0419	Outline	1
Braunston															
The Coach House	The Manor, High Street	Braunston	Braunston	Yes	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	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0367	Full	1
Brixworth															
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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0561	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	2012/0449	RM	15
Land East of	Northampton Road	Brixworth	Brixworth	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes		Outline - AIP	150
Subtotal, excluding Brixworth, land east of Northampton Road															39

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												
Byfield															
Land at 42	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0055	Full	1
18	Westhorpe Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0064	Outline	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	2012/0651	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0414	Full	1
Barns west of Ludwell House	Priors Marston Road	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0694	Full	1
Adj 14	Banbury Lane	Byfield	Byfield	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0253	Full	1
Charwelton															
Land adj 8	Church Street	Charwelton	Charwelton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0581	ARM	1
Land at Thistledome	Banbury Road	Charwelton	Charwelton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0382	Full	7
Church Brampton															
Jayswood	Walkers Lane	Church Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0877	Full	2
Sheringham	Golf Lane	Church Brampton	Church Brampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0392	Full	0
Clipston															
Clipston Grange Farm	Kelmarsh Road	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0357	Outline	0
Land at 4	Bassett Way	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0522	Full	1
Farm Buildings	r/o 1 Kelmarsh Road	Clipston	Clipston	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2013/0014	Full	1
Subtotal															20

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												
Crick															
Land at 24	Yelvertoft Road	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0909	Full	2
Summer Farm	West Haddon Road	Crick	Crick	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0250	Full	0
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	2012/0324	Outline	4
23 – 29	Bucknills Lane	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0229	Full	2
21	Main Road	Crick	Crick	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0102	Full	1
South of	Main road	Crick	Crick	No	Yes	Yes		Yes	Yes	Yes	Yes	Yes	2012/0242	Outline	7
	Main Road	Crick	Crick	No	AIP	Yes	No	AIP	Yes	Yes	Yes	Yes	2011//0664	Outline – AIP	135
Farthingstone															
2 Pansion Row	Maidford Road	Farthingstone	Farthingstone	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0673	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
123	High Street	Flore	Flore	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0260	Full	1
2	Hillside	Flore	Flore	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0597	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 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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0602	Full	1
Land adj	Willow House. Cold Ashby House	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0323	Outline	1
Land At White Cottage	Cold Ashby Road	Guilsborough	Guilsborough	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0491	Outline	1
Subtotal excluding Crick, Main Road															30

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												
Hannington															
Henry's of Hannington	Red House Lane	Hannington	Hannington	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0590	Full	3
Harlestone															
Stable	Nobottle Road	Harlestone	Harlestone	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	1993/0684	Full	1
Hellidon															
Fair Rising		Hellidon	Hellidon	Yes	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	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0815	Full	1
Kilsby															
Lasalign Site	Malt Mill Green	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0309	Outline	11
Holly Tree House	10 North Street	Kilsby	Kilsby	Yes	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
9	Manor Road	Kilsby	Kilsby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2013/0055	Full	1
Lampton															
Clint Hill Farm	Manor Road	Hanging Houghton	Lampton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2007/0849	Full	2
Clint Hill Farm	6 Manor Road	Hanging Houghton	Lampton	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	2012/0687	Full	1
Barn at Whitehouse Farm	Station Road	Lilbourne	Lilbourne	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0043	Full	1
Subtotal															30

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												
Long Buckby															
11	Market Place	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0446	Full	2
Land east of	Station Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0138	Outline	107
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
Land west of	Station Road	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0726	Outline	132
11	Market Place	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/146	Full	2
111	East Street	Long Buckby	Long Buckby	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0544	Full	1
Maidwell															
Land adjacent to The Banks	Harborough Road	Maidwell	Maidwell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0466	Outline	1
Marston Trussell															
Sun Inn	29 Main Street	Marston Trussell	Marston Trussell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0480	Full	6
The Old Woodyard	Rear of 20 Main Street	Marston Trussell	Marston Trussell	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0663	Full	3
Field House	Farndon Road	Marston Trussell	Marston Trussell	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0904	Full	1
Subtotal															260

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
9A	Yew Tree Lane	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0669	Full	0
Ibex House	High Street	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0737	Full	11
Land adj	19 High Street	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0702	Outline	1
2	Starvold Close	Spratton	Spratton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0798	Full	1
Staverton															
Staverton Hill Farm	Badby Lane	Staverton	Staverton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2008/1057	Full	0
Former Hospital	Badby Lane	Staverton	Staverton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0333	Full	11
Stowe IX Churches															
Land r/o 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
Land at	Langholme	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2013/0013	Full	1
Butchers Garden	Northall	Walgrave	Walgrave	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0003	Full	1
Subtotal															38

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												
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
Land Adjacent to The Old Police House	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0068	Outline	1
Former Dowding Mills	Bridge Street	Weedon	Weedon	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0248	Full	4
14	South Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0945	Full	1
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	0
14	Croft Way	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0153	Full	1
Globe Hotel	High Street	Weedon	Weedon	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/2013	Full	6
Welford															
Home Farm	High Street	Welford	Welford	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0594	Full	1
Welton															
The Wilderness	Churchill Road	Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2010/0833	Full	3
Land between	11 & 17 Churchill Road	Welton	Welton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2012/0462	Outline	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															
7	South View	Whilton	Whilton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	2011/0453	Outline	1
42															

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
2012/13	97
Total	1843
Average	154
Average over last 5 years	109

Appendix 1

The following sites did not have the benefit of planning permission as at 1st April 2013, 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:

Brixworth, East of Northampton Road

This site was considered by planning committee at its meeting in August 2012 and approved in outline form for 150 dwellings subject to the completion of a section 106 agreement. The agreement was signed in May 2013, and hence permission now exists for this site.

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 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 Sustainable Urban Extension,

This site is proposed for allocation in the Submission Core Strategy. It has a total capacity of 4,000 units, and it is assumed in the Pre-submission Core Strategy that 2,000 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 275 units has been made for the period covered by this report.

Appendix 2

This appendix examines the extent of the housing supply when assessed against the emerging Core Strategy.

The housing requirement in the Core Strategy is set out in policy S3 as amended by the Proposed Changes. The policy is underpinned by a housing trajectory that is set out in appendix 3. Appendix 3 provides an expected completion rate on a year by year basis.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Total expected completions in Daventry District	149	203	213	307	345	345	430
Less Actual completions 2011-2013	145	97					
Requirement	4	106	213	307	345	345	430
	110				1640		