

DAVENTRY DISTRICT HOUSING LAND AVAILABILITY



UPDATE ON MONITORING INFORMATION FOR WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY POLICY S3

Published 1st July 2015

The 2015 Housing Land Availability report identifies inter alia the progress that is being made against the delivery of the housing requirement set out in policy S3 of the West Northamptonshire Joint Core Strategy (December 2014).

Table 4 on page 8 of that reports identifies that as at 1st April 2015 there was a requirement for a further 91 dwellings to be delivered against the housing requirement for the rural areas of about 2,360 dwellings which covers the period 2011 to 2029.

This note provides an update on that position.

This note was produced on 1st July 2015 and represents the position as at 30th June 2015 i.e the end of the 1st quarter of the monitoring year.

Further updates on this position will be provided on a quarterly basis.

Table A below demonstrates that a further 231 dwellings have been approved, allowed on appeal or now benefit from a resolution to grant planning permission. This means that the rural housing requirement in policy S3 has now been exceeded by 140 dwellings.

This means that the final part of policy R1 of the Core Strategy is now engaged when dealing with applications for residential development in the rural areas.

Table B provides an update of table 4 on page 8 of the 2015 housing Land Availability report.

Table A – Schedule of permissions, appeals allowed and resolutions to grant post 1st April 2015.

			Gross	Net
Barby				
DA/2014/0225	Land off Kilsby Road	construction of 5 dwellings	5	5
Braunston				
DA/2015/0072	Land off Old Road	construction of two detached dwellings	2	2
Byfield				
PD/2015/0005	Land off Woodford Road	change of use from agricultural to dwelling	1	1
Cold Ashby				
PD/2014/0017	The Dutch Barn Reservoir Farm	Change of use of building o 3 dwelling houses	3	3
DA/2015/0193	Manor Farm	Resolution to grant	5	5
Clipston				
DA/2014/0928	Land to rear of 10 The Green	construction of dwelling	1	1
Everdon				
DA/2014/1125	The Tithe House	conversion of outbuilding to living accommodation	1	1
Flore				
DA/2013/0703	Land off High Street	Outline application for up to 67 dwellings.	67	0*
Hannington				
DA/2015/0297	Henry's of Hannington	construction of detached dwelling and garage	1	0
Kilsby				
DA/2014/1010	9 Watling St	conversion and extension of outbuilding to form dwelling	1	1
PD/2015/0010	Kilsby Grange Watling St	change of use from agricultural building to form dwelling	1	1
Long Buckby				
DA/2015/0225	96 Station Road	change of use of existing dwelling/part retail into two apartments	2	1
Marston				
Trussell				
PD/2015/0018	Maidstone Spinney Barn , Sibbertoft Road	change of use of agricultural building to one dwelling	1	1

Moulton

DA/2013/0690	Salisbury Landscapes	Residential development for up to 70 dwellings	70	70
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Naseby

DA/2015/0069	Battle House, School Lane	demolition of garage and construction of detached house	1	1
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Spratton

PD/2015/0012	Landymoors Farm Welford Rd	change of use from agricultural building to dwelling	1	1
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Staverton

DA/2015/0205	Site at Whitmill Hill Farm	construction of dwelling	1	1
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Thornby

DA/2015/0091	Dairy Farm Welford Road	conversion of barn to form dwelling	1	1
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Weedon

DA/2014/0455	Land off New Street	residential development for up to 121 dwellings	121	121
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Welford

DA/2015/00090	Agricultural Buildings West End	demolition of agricultural building and construction of 4 dwellings	4	4
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DA/2014/0824	Land off Newlands Road	outline application for 16 dwellings	16	0*
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West Haddon

DA/2014/1013	Land at 20 Field Close	construction of one bungalow	1	1
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DA/2015/0144	Home Farm Foxhill Road	conversion of disused offices into two dwellings	2	2
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PD/2015/0013	Barn off Cold Ashby Road	change of use from agricultural to dwelling	1	1
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PD/2015/0006	Torkington Lodge	change of use from agricultural to 2 dwellings	2	2
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DA/2015/0305	15 Guilsborough Road	reserved matters for construction of 2 detached and 2 semi	4	0*
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Whilton

PD/2015/0019	Church Lane	change of use of agricultural building to two dwellings	2	2
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Yelvertoft

DA/2015/0078	Yew Tree Farm	conversion of barns to form two self contained residential units	2	2
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*Sites either had outline consent or a resolution to grant planning permission during the monitoring year 2014-2015 and were therefore included as committed sites. Consequently for the purposes of table 1 they are noted as net gain of 0

Table B – updated position - table 4 from page 8 of the 2015 HLA Report

	Daventry Town	Daventry Rural Areas
Requirement	4,620	2,360
Completions	337	550
Planning Permissions	650 297 Monksmoor	1,360 25 A.16 Woodford, Byfield Road A.16
Other sites expected to come forward	100 B.2 Sites 8 and 9 120 B.3 Sites 3 and 6 450 B.6 Micklewell Park 130 B.4 Npton college 2,025 B.5 North East	90 B.1 Brixworth, east of Npton Road 67 B.7 Flore, north of High Street 85 B.8 Moulton, Sandy Hill Lane 56 B.9 Moulton, South of Boughton Rd 20 B.10 Naseby, Cottesbrooke Road 16 B.11 Welford, land off Newlands Rd
Residual requirement As at 1 st April 2015	511	91
Further permissions granted up to 30 th June 2015		231
Number of approved units in excess of requirement in Policy S3		140