

# **DAVENTRY DISTRICT**

## **HOUSING LAND AVAILABILITY**



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

**2015-2016 3rd Quarter update- 1<sup>st</sup> April to 31<sup>st</sup> December 2015**

**Published 11th January 2016**

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 1<sup>st</sup> 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 11<sup>th</sup> January 2016 and represents the position as at 31<sup>st</sup> December 2015 i.e the end of the 3<sup>rd</sup> quarter of the monitoring year, and follows the 2<sup>nd</sup> quarter report published in November 2015.

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

Table A below demonstrates that a further 261 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 170 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 between 1st April 2015 and 31<sup>st</sup> December 2015.**

			Gross	Net
<b>Arthingworth</b>				
PD/2015/0041	Black Barn, Oxenden Road	Change of Use agricultural building to dwelling	1	1
<b>Barby</b>				
DA/2014/0225	Land off Kilsby Road	Construction of 5 dwellings	5	5
DA/2015/0893	Land off Elkington Lane	Reserved matters application for three dwellings and ancillary buildings	3	0
<b>Braunston</b>				
DA/2015/0072	Land off Old Road	Construction of two detached dwellings	2	2
<b>Brixworth</b>				
DA/2014/0900	Land to east of Northampton Rd	Outline application for residential development	90	0*
DA/2015/0286	Brixworth Nursery Site	Construction of 10 independent living units	10	10
DA/2015/0472	Land to rear of 37 Eastfield Road	Construction of detached dwelling	1	1
DA/2015/0516	Beech Hill 25 Church Street	Construction of single storey dwelling	1	1
<b>Byfield</b>				
PD/2015/0005	Land off Woodford Road	Change of use from agricultural to dwelling	1	1
DA/2015/0607	New Leaf Farm Church Street	Construction of detached dwelling	1	0
DA/2015/0046	Building off Church Lane	Detached Dwelling	1	1
<b>Charwelton</b>				
DA/2015/0232	Land at Old Station House, Banbury Road	Construction of detached dwelling	1	1
<b>Cold Ashby</b>				
PD/2014/0017	The Dutch Barn Reservoir Farm	Change of use of building to 3 dwelling houses	3	3
DA/2015/0193	Manor Farm	Resolution to grant	5	5
			Sub - Total net	31

<b>Clipston</b>				
DA/2014/0928	Land to rear of 10 The Green	Construction of dwelling	1	1
PD/2015/0036	Buildings off Peg Lane	Change of use agricultural building to dwelling	1	1
DA/2015/0543	Farm Buildings to rear of 1 Kelmarsh Rd	Two storey dwelling following demolition of derelict cottage	1	1
PD/2015/0038	Longhold Road Barn	Change of use from agricultural building to dwelling	1	1
DA/2015/0767	Farm buildings to the rear of 1 Kelmarsh Rd	Construction of one dwelling	1	0
PD/2015/0046	Building off Church Lane	Change of use from agricultural building to dwelling	1	1
<b>Creaton</b>				
DA/2015/0712	27 High Street	Change of use from shop to residential	1	1
DA/2014/1009	Land at Welford Road	Eco House	1	1
<b>Crick</b>				
DA/2015/0153	21 Main Road	Construction of two detached dwellings	2	0*
DA/2015/0381	Land to rear of 6 Drayson Lane	Construction of dwelling	1	1
DA/2015/0344	Land between 1 and 3 King Style Close	Construction of bungalow	1	1
<b>East Haddon</b>				
PD/2015/0047	Unit 2 Dipmans Lodge	Change of use from office to dwelling	1	1
DA/2015/0459	Tythe Farm Holdenby Road	Demolition of barn and construction of two dwelling and garage	2	2
			Sub-total net	12

<b>Everdon</b>				
DA/2014/1125	The Tithe House	Conversion of outbuilding to living accommodation	1	1
<b>Flore</b>				
DA/2013/0703	Land off High Street	Outline application for up to 67 dwellings.	67	0*
PD/2015/0024	Butlins Farm, Brockhall Road	Change of use from agricultural building to one dwelling	1	1
DA/2014/0454	Land off Brockhall Road	Residential development of 30 dwellings	30	30
<b>Great Oxenden</b>				
DA/2015/0629	Land to rear of the Manor House	Construction of two dwellings and new vehicular access	2	0
<b>Guiltsborough</b>				
DA/2015/0437	Land adj Willow House Cold Ashby Rd	Reserved Matters application for construction of one dwelling	1	0*
<b>Hannington</b>				
DA/2015/0297	Henry's of Hannington	Construction of detached dwelling and garage	1	0
<b>Holcot</b>				
PD/2015/0044	The Barn, Moulton Lodge, Moulton Rd	Change of use of agricultural building to dwelling	1	1
<b>Kilsby</b>				
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
<b>Lilbourne</b>				
PD/2015/0042	Barn at Rugby Road	Prior notification of change of use of agricultural building to dwelling	1	1
			Sub-total net	36

<b>Long Buckby</b>				
DA/2015/0225	96 Station Road	Change of use of existing dwelling/part retail into two apartments	2	2
PD/2015/0032	Leighton Lodge, West Haddon Road	Change of use of agricultural; buildings x 3	3	3
DA/2015/0740	8 Harbidges Lane	Revised scheme - construction of two dwellings	2	0
DA/2015/0183	Former St Joseph's Church Station Road	Demolition of building and construction of 13 dwellings	13	13
<b>Maidwell</b>				
DA/2015/0580	Church House, Draughton Road Maidwell	Change of use of dwelling to a mixed use comprising three self - contained flats and dwelling (retrospective	4	3
DA/2015/0581	Land at 22 Main Street	One two storey house	1	1
<b>Marston Trussell</b>				
PD/2015/0018	Maidstone Spinney Barn , Sibbertoft Road	Change of use of agricultural building to one dwelling	1	1
DA/2014/0805	Land at 22 Main street	One two storey house	1	1
<b>Moulton</b>				
DA/2013/0690	Salisbury Landscapes	Residential development for up to 70 dwellings	70	70
DA/2015/0352	Land to rear of 85 Park View	Construction of dwelling	1	0*
DA/2015/0341	land to rear of 45 Ashley Lane	Construction of bungalow (revised scheme)	1	0*
DA/2014/0604	land adj Carey Close	Construction of 56 dwellings	56	0*
DA/2013/0686	land off Sandy Hill Lane	Outline application for 85 dwellings	85	0*
Da/2015/0988	18a Thorpeville	Demolition of garage and construction of two dwellings	2	2
			Sub-total net	96

<b>Naseby</b>				
DA/2015/0069	Battle House, School Lane	Demolition of garage and construction of detached house	1	1
DA/2014/0403	Land East High St and NE of Cottesbrooke Rd	20 Dwellings	20	0*
<b>Newnham</b>				
DA/2015/0608	Land adj The Nuttery Manor Lane	Construction of detached dwelling and garage with associated works	1	1
<b>Norton</b>				
DA/2015/0444	Adjacent the Old Vicarage, Daventry Road	Construction of dwelling	1	1
<b>Pitsford</b>				
PD/2015/0025	Barn at Moulton Road	Change of use from agricultural building to dwelling	1	1
DA/2015/0713	1 and 2 Aerial View Moulton Road	Change of use of rural building to two dwellings	2	2
DA/2015/0961	Wickets High Street	Outline Application one dwelling revised scheme	1	0
<b>Preston Capes</b>				
PD/2015/0043	Farm Workshop, Preston Fields Farm	Change of use from agricultural building to dwelling	1	1
PD/2015/0039	Roadside Barn, Preston Fields Farm	Change of use from agricultural building to dwelling	1	1
			Sub-total net 8	
<b>Scaldwell</b>				

PD/2014/0045	Barn at High Edge Farm, Old Road	Change of use from agricultural building to dwelling	1	1
<b>Sibbertoft</b>				
DA/2015/0379	site adj 10 Church Street	Demolition of existing building and construction of one pair of semi - detached dwellings	2	1
DA/2015/0239	Barns at Sulby Lodge Farm	Conversion of barn to dwelling	1	1
PD/2015/0034	Ex Officers Mess Sulby Culvert Welford Road	Change of use of agricultural building to dwelling	1	1
PD/2015/0035	Tatu Buildings Sulby Culvert	Change of use of storage and distribution building to dwelling	1	1
<b>Spratton</b>				
PD/2015/0012	Landymoors Farm Welford Rd	Change of use from agricultural building to dwelling	1	1
DA/2015/0518	Millers Barn Welford Road	Conversion of agricultural building to dwelling	1	1
<b>Staverton</b>				
DA/2015/0205	Site at Whitmill Hill Farm	Construction of dwelling	1	1
DA/2015/0456	The Stables, Manor road	Conversion of barn to dwelling	1	1
			<b>Sub-total net 9</b>	



<b>Sulby</b>				
PD/2015/0021	Agricultural Building Naseby Road	Change of use from agricultural building to one dwelling	1	1
PD/2015/0031	Sulby Hall Old Drive	Change of use from agricultural building to dwelling	1	1
DA/2015/0566	Welford Grange, Naseby Road	Conversion of garage to residential and link to existing annex and use of building as separate dwelling	1	1
DA/2015/1005	Oaktree Farm Naseby Road	change of use of fishing lodge to dwelling	1	1
<b>Thornby</b>				
DA/2015/0091	Dairy Farm Welford Road	Conversion of barn to form dwelling	1	1
<b>Walgrave</b>				
DA/2015/0468	Land to rear of West View Kettering Rd	Demolition of existing garage unit and construction of 1.5 storey detached dwelling	1	1
<b>Watford</b>				
DA/2015/0841	Paddock Cottage Crick Road	Change of use dairy building to dwelling	1	1
<b>Weedon</b>				
PD/2015/0037	The Village Salon, 22a Church Street	Change of use from shop to dwelling house	1	1
<b>Welford</b>				
DA/2015/00090	Agricultural Buildings West End	Demolition of agricultural building and construction of 4 dwellings	4	4
DA/2014/0824	Land off Newlands Road	Outline application for 16 dwellings	16	0*
DA/2015/0208	Land to South of Newlands Road	Reserved Matters for 38 dwellings	38	0*
PD/2015/0040	Barn at Ashby Lodge, Northampton Road	Change of use from barn to dwelling	1	1
			Sub-total net 13	

<b>West Haddon</b>				
DA/2014/1013	Land at 20 Field Close	Construction of one bungalow	1	1
DA/2015/0144	Home Farm Foxhill Road	Conversion of disused offices into two dwellings	2	2
PD/2015/0013	Barn off Cold Ashby Road	Change of use from agricultural to dwelling	1	1
PD/2015/0006	Torkington Lodge	Change of use from agricultural to 2 dwellings	2	2
DA/2015/0305	15 Guilsborough Road	Reserved Matters for construction of 2 detached and 2 semi	4	0*
DA/2015/0241	Former Garage Site Elizabeth Rd	Construction of two 2 bed and one 3 bed	3	3
DA/2015/0467	Stable Cottage Foxhill Road	Demolition of existing cottage and construction of new dwelling	1	0
DA/2015/0406	The Shambles 20 West End	Change of use from ancillary to separate dwelling	1	1
PD/2015/0060	Barn off Cold Ashby Road	change of use of agricultural building to dwelling	1	1
<b>Woodford Halse</b>				
DA/2015/0434	The Poplars Eydon Road	Construction of dwelling to replace fire damaged bungalow	1	0
DA/2013/0024	Land off Grants Hill Way	Construction of 40 houses	40	40
DA/2015/0892	Brookfields 27 Pool Street	Outline application for single storey detached bungalow	1	1
<b>Whilton</b>				
PD/2015/0019	Church Lane	Change of use of agricultural building to two dwellings	2	2
<b>Yelvertoft</b>				
DA/2015/0078	Yew Tree Farm	Conversion of barns to form two self- contained residential units	2	2
			Sub-total net 56	
			Total net 261	

\*Sites either had existing 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 A they are noted as net gain of 0 to avoid double counting.

**Table B – Updated position on 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 6 130 B.4 Npton college* 2,025 B.5 North East 450 B.6 Micklewell Park*	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 <sup>st</sup> April 2015	511	91
Further permissions granted up to 31 <sup>st</sup> December 2015		261*
Number of approved units in excess of the requirement in Policy S3		170

\* See updates below;

Daventry Town:

B4 Outline planning permission was granted for the college on 27<sup>th</sup> October 2015

B6 Outline Planning Permission was granted for Micklewell Park on 3<sup>rd</sup> July 2015

Daventry Rural Areas:

B1 Outline Planning Permission was granted for Brixworth, east of Northampton Road on 1<sup>st</sup> July 2015

B7 Outline Planning Permission was granted for land north of High Street, Flore on 2<sup>nd</sup> April 2015

B8 Outline Planning Permission was granted for land at Sandy Hill Farm, Moulton on 27<sup>th</sup> August 2015

B9 Full Planning Permission was granted for land south of Boughton Road, Moulton on 30<sup>th</sup> July 2015

B10 Outline Planning Permission was granted for land at Cottesbrooke Road, Naseby was granted on 30<sup>th</sup> July 2015

B11 Outline Planning Permission was granted for land off Newlands Road, Welford on 16<sup>th</sup> June 2015

\*The rural permissions have been adjusted inter alia to reflect the quashing of the appeal decision at New Street Weedon, which had allowed for 121 dwellings.