

DAVENTRY DISTRICT HOUSING LAND AVAILABILITY

As at 1st APRIL 2017



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HOUSING SUPPLY IN DAVENTRY DISTRICT

1. INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF) 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.
- 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.
- 1.3 The Northampton Related Development Area consists of the following allocations as set out in the West Northamptonshire Joint Core Strategy (December 2014):
 - North of Whitehills (policy N8),
 - Kings Heath (part) (policy N7)
 - North of Northampton (policy N3); and
 - West of Northampton (part) (policy N4).
- 1.4 This assessment of the five year supply has the following basic components:
 - Identifying the housing requirement
 - Identifying the supply of deliverable land
 - Identifying an allowance for potential future lapsed permissions
 - Identifying the number of years supply against the requirement i.e. is there a five year supply?
- 1.5 These are dealt with in turn in the following sections.

2 HOUSING REQUIREMENT

- 2.1 This assessment is based on the housing requirement as set out in the adopted West Northamptonshire Joint Core Strategy Local Plan (December 2014).
- 2.2 The adopted version of the plan includes modifications which were required by the Inspector in order that the plan be found sound. These modifications included text which set out that the housing trajectory be the base for the housing requirement calculation.
- 2.3 More detail on the 'breakdown' of the requirement is provided at appendix 1.
- 2.4 The NPPF requires a buffer of 5% against the requirement to ensure choice and competition in the market for land which should be increased to a 20% buffer where there is a record of persistent under delivery.
- 2.5 The Core Strategy sets out the housing requirement for Daventry District from 2011 to 2029. An assessment of the actual delivery against the need identified in the Core Strategy is set out below;

Table 1: Completions since start of plan period

Year	Need identified in JCS	Actual Delivery	Oversupply	Cumulative need identified in Core Strategy	Cumulative actual delivery	Cumulative Oversupply
2011/12	145	145	0	145	145	0
2012/13	98	98	0	243	243	0
2013/14	264	265	1	507	508	1
2014/15	350	379	29	857	887	30
2015/16	462	483	21	1319	1370	51
2016/17	465	563	98	1784	1933	149

- 2.6 This table demonstrates that delivery has either matched or exceeded the requirement set out in the Core Strategy every year from the start of the plan period, a period of 6 years. There is no objectively assessed housing figure for the period prior to 2011.
- 2.7 The above demonstrates that Daventry is a district that has met or exceeded the housing requirement every year since 2011 - the start of the Core Strategy plan period. It is therefore a district where a 5% buffer applies. The 5% buffer has been added to the housing requirement, as was the case for the 2016 report. This position has been tested at appeal and was supported by the Secretary of State in an appeal at West Haddon¹. It is further supported by the level of completions in the last year (16-17) which have exceeded the Core Strategy requirement.
- 2.9 The Core Strategy identifies two components to the housing requirement for the District outside of the NRDA. Policy S3 identifies a requirement for about 4,620 dwellings in Daventry town and about 2,360 dwellings in the rural areas – these requirements are combined for the purposes of identifying the 5 year land supply requirement.

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 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. The NPPF is supported by advice in the National Planning Policy Guidance which also confirms (ref 3-031-20140306) that sites not allocated or without the benefit of planning permission can be considered capable of being delivered within a five year time frame provided that there are no significant constraints to be overcome.
- 3.2 All sites have been assessed and a judgement has been made about whether they are suitable, available and achievable.
- 3.3 Table 5 sets out the assessment of all sites with planning permission, 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 2017. The assessment considers the

¹ APP/Y2810/W/14/3000977 Elizabeth Road/Victoria Close West Haddon.

five-year period 2017/18 – 2021/22. The table sets out the net gain in housing expected e.g. where a proposed house would replace an existing house the gain is identified as 0.

- 3.4 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 5, and a further explanation of why the site is included is set out in appendix 2. The Council has contacted most developers/promoters of schemes for 15 or more units to seek consensus about the expected level of completions over the next five years. A summary of the results of this exercise is set out in appendix 2.
- 3.5 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 provide a reliable source of supply.
- 3.6 Table 6 illustrates the contribution windfall completions have made towards the Daventry District annual housing completion figure.
- 3.7 This table provides compelling evidence that windfall sites have consistently become available over the last 15 years.
- 3.8 The number of windfall completions has ranged from 61 to 258 units in the last 16 years of monitoring. It is evident from this table that windfall sites make a significant contribution to housing completions in Daventry District and, therefore, an allowance has been made for this in the 5 year supply. On average over the last 16 years 100 dwellings have been completed on windfall sites per annum. Having regard to the NPPF and recent decisions at appeal, the allowance has been adjusted to exclude garden land. Information on completions not on garden land sites has been monitored for the last 9 years. This is shown in table 6.
- 3.9 The number of windfall completions has always fluctuated, therefore, rather than use an average from 2001 it is considered more appropriate to use an average over the last 9 years. This gives an annual average, excluding garden land of 85 units.
- 3.10 It is expected that windfall completions will continue to come forward over the next few years because:
- Saved policies in the local plan (e.g. HS11 and HS22) allow for continued development that would be counted as windfall
 - The Joint Core Strategy Local Plan contains policies that allow further development in the villages
 - Neighbourhood Plans are being produced which provide for further infill development
 - Further windfall development in Daventry town is expected.
 - The NPPF promotes a significant increase in the supply of housing
 - Extensions of the permitted development rights to allow the formation of new dwellings in certain circumstances without the need for planning permission.
- 3.11 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 ALLOWANCE FOR FUTURE POTENTIAL LAPSED PERMISSIONS

- 4.1 Any application which expired prior to 1st April 2017, and was not renewed has been deleted from the supply of planning permissions.
- 4.2 In the last monitoring year (16/17) three planning permissions lapsed. These permissions related to three units.
- 4.3 The table below identifies the number of lapses since the start of the plan period.

Table 2: Lapsed Permissions since start of plan period

Year	Number of permissions	No of Units
11/12	23	30
12/13	14	15
13/14	12	20
14/15	11	21
15/16	9	13
16/17	3	3

- 4.4 This provides an average of 17 units per annum. Using this average for the next five years provides a potential lapse of 85 units. An allowance for potential future lapses is provided for in table 3. As noted above all sites of 15 units or more have been carefully assessed, including working with the developer/promoter where possible to identify an anticipated build out rate. There is therefore no need, and no justification for applying a lapse rate to these sites.

5. THE FIVE YEAR SUPPLY

- 5.1 Table 3 below sets out the housing requirement for Daventry District outside of the NRDA, then the various components of the available supply – this forms the assessment of the five year supply. Table 4 then identifies the extent to which the plan period requirement for the two parts (identified in policy S3) of Daventry district are being met.
- 5.2 Table 3 demonstrates that there is a 5 year supply of housing land in Daventry District.

Table 3 – Housing Supply

		Dwellings
A	<p>Housing Requirement 2017/18 -2021/22 See appendix 1 for details</p> <p>Plus 5% as required by NPPF</p> <p>Equals</p>	<p>2502</p> <p><u>+ 125</u></p> <p>2627</p>
B	<p>Total Requirement 2017/18-2021/22</p> <p>Annualised Requirement (2628/5)</p>	<p>2627</p> <p>525</p>
C	<p>Supply of deliverable sites (Total from Table 5)</p> <p>Sites with planning permission Daventry town - 1136</p> <p>Sites with planning permission In rural areas - 1404</p> <p>Other sites expected to come forward:</p> <p><u>Daventry town:</u></p> <p>Daventry Site 3 100</p> <p>Daventry North East SUE 180</p> <p>Daventry 7 and 8 100</p> <p><u>Villages:</u></p> <p>Moulton, south of Boughton Road 125</p> <p>West Haddon, Neighbourhood Plan Sites 7</p>	<p>2540</p> <p>512</p>
D	<p>Less allowance for potential future lapsed permissions.</p>	<p>85</p>
E	<p>Expected contribution from windfall sites (see table 6 - 85 x 3)</p>	<p>255</p>
F	<p>Deliverable Supply (C+E-D)</p>	<p>3222</p>
G	<p><u>Number of Years Supply</u> F/ (Annualised requirement in row B)</p>	<p>6.13 Years</p>

- 5.3 This assessment demonstrates that there is in excess of a 5 year supply of deliverable land for housing.
- 5.4 The following table examines the extent to which the housing requirement in policy S3 of the Core Strategy for Daventry town and the rural areas is being met.
- 5.6 The figure for Daventry town includes a further 184 dwellings for Monksmoor. This represents the number of dwellings that are expected to be completed post the 5 year period, and hence these 184 units are not included in table 5.
- 5.7 The figure for the rural areas includes sites allocated in Neighbourhood plans, but which do not yet have planning permission.

Table 4 – Commitment against Core Strategy policy S3²

	Daventry Town	Rural Areas
Requirement	4,620	2,360
Completions	589	1,344
Planning Permissions	1136 184 Monksmoor	1,404
Other sites expected to come forward	100 B.1 Sites 7 and 8 120 B.2 Site 3 1,570 B.3 North East	125 B.4 Moulton, south of Boughton Rd 7 B.5 West Haddon Neighbourhood Plan
Residual requirement	921	-520

² Reference numbers in the table refer to appendix 2

Table 5 Deliverable Sites

Suitable: Outline/Full/Reserved Matters/Approval in Principle or local plan allocation
 Available 1; Owned by developer/known interest/advertised for sale Available 2: No known legal or ownership constraints
 Achievable: Reasonable Prospect of delivery in the next five years

DAVENTRY TOWN

Address 1	Address 2	Ward	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net)
DAVENTRY										
Land at Monksmoor Farm	Welton Lane	Abbey North	Y	Outline	Y	Y	Y	Y	WN/2007/0161	229
Monksmoor Farm Phase 2	Welton Lane	Abbey North	Y	ARM	Y	Y	Y	Y	2014/0638	78
Monksmoor Farm Phase 3	Welton Lane	Abbey North	Y	ARM	Y	Y	Y	Y	2015/1100	212
Sites 7 and 8	Middlemore	Abbey North	N	Allocation Outline Lapsed	Y	Y	Y	Y	2002/0073	100
17	Welton Road	Abbey North	Y	Full	Y	Y	Y	Y	2014/0952	1
Land adj 60 Queens road		Abbey North	Y	Full	Y	Y	Y	Y	2015/0934	2
84	London Road	Abbey South	Y	Full	Y	N	Y	N	2006/0325	0
27	High Street	Abbey South	Y	Full	Y	Y	Y	Y	2014/0376	3
Site 3	Eastern Way	Abbey South	N	Outline – Not yet determined	Y	Y	Y	Y		100
5	Brook Street	Abbey South	N	Full	Y	Y	Y	Y	2014/0794	1
31	High Street	Abbey South	N	Full	Y	Y	Y	Y	2014/0389	4
Land at Bodleian Close		Abbey South	Y	Full	Y	Y	Y	Y	2014/0198	1
The Grange	63 The Wye	Abbey South	N	Full	Y	Y	Y	Y	2014/0124	1
54 High Street		Abbey South	Y	Full	Y	Y	Y	Y	2015/0540	3
5 and 7	New Street	Abbey South	N	Full	Y	Y	Y	Y	2015/0984	2
7-13 Warwick Street		Abbey South	N	Full	Y	Y	Y	Y	2016/0800	10
27a High Street		Abbey South	N	Full	Y	Y	Y	Y	2016/0157	1
Abercorn Hotel		Abbey South	N	Full	Y	Y	Y	Y	2015/0114	9
Northampton college	Badby Road	Drayton	Y	ARM	Y	Y	Y	Y	2015/0187 Outline 2016/0467 RM	128
Land at the Russetts		Drayton	N	Outline	Y	Y	Y	Y	2015/1020	1
North East		Hill	N	Core Strategy Allocation	Y	Y	Y	Y	N/A	220
Micklewell Park		Hill	N	Outline	Y	Y	Y	Y	2014/0869	450
Subtotal*										1136

*excluding Sites 7 and 8 Middlemore; Site 3, Eastern Way and North East

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
ARTHINGWORTH										
Building at	Kelmarsh Road	Arthingworth	N	Prior Approval	Y	Y	Y	Y	2014/0016	1
Oak and Ash Cottages	Short Lodge	Arthingworth	N	Full	Y	Y	Y	Y	2013/0524	2
Land adjoining the Cottage	Oxenden Road	Arthingworth	N	Full	Y	Y	Y	Y	2015/0534	2
Manor Farm	Braybrooke Road	Arthingworth	N	Prior Approval	Y	Y	Y	Y	2016/0020	3
BADBY										
Former Garage		Badby	Y	Full	Y	Y	Y	Y	2015/0912	2
BARBY										
Land adjacent Hophorne Farm	Kilsby Road	Barby	N	Full	Y	Y	Y	Y	2016/1019	1
Land off	Elkington Lane	Barby	Y	ARM	Y	Y	Y	Y	2015/0893 ARM 2014/0695 Outline	3
Land off	Balding Close	Barby	N	Outline	Y	Y	Y	Y	2014/0611	6
Barn	Onley Lane	Barby	N	Prior Approval	Y	Y	Y	Y	2016/0070	1
Land North of	56 Rugby Road	Barby	N	Outline	Y	Y	Y	Y	2015/0658	7
Rear of Walnut Cottage	36 Kilsby Road	Barby	N	Full	Y	Y	Y	Y	2016/0646	1
Barn , Kilsby Road		Barby	N	Prior Approval	Y	Y	Y	Y	2016/0001	1
BOUGHTON										
Chapel Cottage	1 Moulton Lane	Boughton	Y	Full	Y	Y	Y	Y	2013/0548	1
Land at Brampton Lane	(Buckton Fields)	Boughton	N	ARM	Y	Y	Y	Y	2008/0500 Outline 2013/0994 RM	0
Rear of	Harborough Road North	Boughton	N	Full	Y	Y	Y	Y	2013/0124	2
Woody Patch	7 Howard Lane	Boughton	N	Full	Y	Y	Y	Y	2016/0904	0
Land at Boughton Green Farm	Moulton Lane	Boughton	N	Full	Y	Y	Y	Y	2015/0616	1
BRAUNSTON										
Land off old Road		Braunston	N	Full	Y	Y	Y	Y	2015/0072	2
Land off	Maple Close	Braunston	N	Full	Y	Y	Y	Y	2015/0700	3
The Corner House	Old Road	Braunston	Y	Full	Y	Y	Y	Y	2016/0832	1
Barn off Old Road		Braunston	N	Prior Approval	Y	Y	Y	Y	2016/0024	1
North Bungalow		Braunston	N	Full	Y	Y	Y	Y	2016/0457	0
Land at the Old Workshop	The Wharf	Braunston	N	Full	Y	Y	Y	Y	2016/0427	1
BRIXWORTH										
Mabbutts Yard		Brixworth	N	Full	Y	Y	Y	Y	2013/0066	9
Victors Barn	Northampton Road	Brixworth	N	Full	Y	Y	Y	Y	2014/0117	7
Victors Barn	Northampton Road	Brixworth	N	Full	Y	Y	Y	Y	2014/0910	5
Land East of	Northampton Road	Brixworth	N	ARM	Y	Y	Y	Y	2015/0800 ARM 2014/0900	78
The Old Barn	Merry Tom Lane	Brixworth	N	Full	Y	Y	Y	Y	2015/1123	1
Church End	Brixworth Hall Park	Brixworth	N	Full	Y	Y	Y	Y	2014/0937	0
Beech Hill	25 Church Street	Brixworth	N	Full	Y	Y	Y	Y	2015/0516	1
37 Eastfield Road		Brixworth	N	Full	Y	Y	Y	Y	2015/0473	1
Brixworth Nursery Farm	Holcot Road	Brixworth	N	Full	Y	Y	Y	Y	2015/0286	10
Agricultural bdgs off	Holcot Road	Brixworth	N	Prior Approval	Y	Y	Y	Y	2016/0038 2016/0077	1
The Old School Room	12A Church Street	Brixworth	N	Full	Y	Y	Y	Y	2016/0693	1
Barn at Fox Lea	Holcot Road	Brixworth	N	Prior Approval	Y	Y	Y	Y	2017/0007	1
BYFIELD										
Barns west of Ludwell House	Priors Marston Road	Byfield	Y	Full	Y	Y	Y	Y	2012/0694	1
18	Westhorpe Lane	Byfield	N	Outline	Y	Y	Y	Y	2017/0091	1
Turvins	Boddington Road	Byfield	N	Full	Y	Y	Y	Y	2014/1115	1
Land off Woodford Road		Byfield	N	Prior Approval	Y	Y	Y	Y	2015/0005	1
Corner Cottage	Boddington Road	Byfield	N	Full	Y	Y	Y	Y	2015/0867	1
Agricultural Buildings	Boddington Road	Byfield	N	Prior Approval	Y	Y	Y	Y	2016/0011	1
The Old Cattle Shed	Woodford Road	Byfield	N	Prior Approval	Y	Y	Y	Y	2016/0057	1
Farol Ltd	Boddington Road	Byfield	N	Outline	Y	Y	Y	Y	2016/0518	8
CATESBY										
Long Ridge Farm	Badby Road	Catesby	Y	Full	Y	Y	Y	Y	2013/0832	0
CHAPEL BRAMPTON										
Boughton Mill Farm	Welford Road	Church with Chapel Brampton	N	Full	Y	Y	Y	Y	2016/0405	1
Agricultural building at	Sedgebrook Home Farm Pitsford Road	Church with Chapel Brampton	N	Prior Approval	Y	Y	Y	Y	2016/0087	1
Subtotal										173

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
CHURCH										
BRAMPTON										
Cheriton	Golf Lane	Church with Chapel Brampton	Y	Full	Y	Y	Y	Y	2014/0294	0
The Grange	Golf Lane	Church with Chapel Brampton	N	Full	Y	Y	Y	Y	2016/0697	1
Boughton Mill Farm	Welford Road	Church with Chapel Brampton	N	Full	Y	Y	Y	Y	2016/0405	1
CLIPSTON										
Clipston Grange Farm	Kelmarsh Road	Clipston	N	Outline	Y	Y	Y	Y	2016/1168 ARM 2011/0357 Outline	0
Naseby Road		Clipston	N	Full	Y	Y	Y	Y	2014/0610 Full 2014/0603 Outline	2
Farm Buildings	r/o 1 Kelmarsh Road	Clipston	Y	ARM	Y	Y	Y	Y	2014/0546 Outline 2016/0738 ARM	1
7A Weskers Close		Clipston	N	Outline	Y	Y	Y	Y	2014/0790	1
Building off Church Lane		Clipston	N	Prior Approval	Y	Y	Y	Y	2015/0046	1
Longhold Road		Clipston	N	Prior Approval	Y	Y	Y	Y	2015/0038	1
Land off Pegs Lane		Clipston	N	Prior Approval	Y	Y	Y	Y	2015/0036	1
Kemps Farm	Pegs Lane	Clipston	N	Prior Approval	Y	Y	Y	Y	2016/002	1
Manor Farm Buildings	Naseby Road	Clipston	N	Prior Approval	Y	Y	Y	Y	2016/0044	1
Gravel Pit Farm	Harborough road	Clipston	N	Prior Approval	Y	Y	Y	Y	2016/0047	1
COLD ASHBY										
The Dutch Barn	Reservoir Farm	Cold Ashby	N	Full	Y	Y	Y	Y	2013/0986 2014/0017	3
Land at	Manor Farm	Cold Ashby	N	Outline	Y	Y	Y	Y	2015/0193	5
CREATON										
Buildings at Lichfield Lane		Creaton	N	Outline	Y	Y	Y	Y	2014/0750 2013/0836	1
Land at Welford Road		Creaton	N	Full	Y	Y	Y	Y	2014/1009	1
Greenacre	3 Welford Road	Creaton	N	Full	Y	Y	Y	Y	2016/0715	2
27 High Street		Creaton	N	Full	Y	Y	Y	Y	2015/0712	1
CRICK										
South of	Main road	Crick	Y	ARM	Y	Y	Y	Y	2014/0240 ARM 2012/0242 Outline	7
Main Road		Crick	Y	ARM	Y	Y	Y	Y	2014/0111 ARM 2011//0664 Outline	74
Land at Poplars	15 Oak Alne	Crick	N	Full	Y	Y	Y	Y	2014/0858	1
Springwater Farm		Crick	N	Prior Approval	Y	Y	Y	Y	2016/0078	1
Home Close	37 Main road	Crick	Y	Full	Y	Y	Y	Y	2015/0464	1
DODFORD										
Barn at Lower Farm		Dodford	N	Prior Approval	Y	Y	Y	Y	2016/0054 2016/0083	1
EAST FARDON										
Robin Hill	2 Clipston Rd	East Fardon	N	Full	Y	Y	Y	Y	2016/1070	0
Land r/o 2 and 3	Harborough Rd	East Fardon	N	Full	Y	Y	Y	Y	2016/0828	2
Barn at	New House Farm	East Fardon	N	Prior Approval	Y	Y	Y	Y	2016/0039	1
Fardon Grange	Marston Lane	East Fardon	N	Full	Y	Y	Y	Y	2016/0827	1
EAST HADDON										
Land west of	Hall Farm	East Haddon	N	Full	Y	Y	Y	Y	2014/0193	1
Tire Hall Farm		East Haddon	N	Prior Approval	Y	Y	Y	Y	2014/0009	1
West Barn	Tythe Farm	East Haddon	N	Full	Y	Y	Y	Y	2015/0459 2014/0024	2
Stables, Mill House	Long Lane	East Haddon	N	Prior Approval	Y	Y	Y	Y	2016/0081	1
Agric Buildings	Ravensthorpe Rd	East Haddon	N	Prior Approval	Y	Y	Y	Y	2016/0074 2016/0031	1
ELKINGTON										
Strawberry Shed		Elkington	N	Prior Approval	Y	Y	Y	Y	2015/0002	1
EVERDON										
Land at Hyatts Yard	Bethel Lane	Everdon	N	Full	Y	Y	Y	Y	2014/111	1
FLORE										
Royal Oak Public house		Flore	Y	Full	Y	Y	Y	Y	2014/001	1
Land north of	High Street	Flore	Y	ARM	Y	Y	Y	Y	2013/0703 Outline 2016/0456 ARM	67
Brockhall Road		Flore	Y	Full	Y	Y	Y	Y	2014/0454	9
Butlins Farm		Flore	N	Prior Approval	Y	Y	Y	Y	2015/0024	1
Buildings at	The Mill House	Flore	N	Prior Approval	Y	Y	Y	Y	2016/0026	1
Sub-total										201

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
GREAT OXENDEN										
Land to r/o Manor House	37 Main Street	Great Oxendon	Y	Full	Y	Y	Y	Y	2015/0629	2
Lake House	Harborough Road	Great Oxendon	N	Full	Y	Y	Y	Y	2014/1100 2013/0742 2013/0120	1
Former Garage site	Harborough Road	Great Oxendon	N	Full	Y	Y	Y	Y	2015/0914	2
Oxenden Hill Farm		Great Oxenden	N	Prior Approval	Y	Y	Y	Y	2017/003	1
HANNINGTON										
Henry's of Hannington	Red House Lane	Hannington	N	Full	Y	Y	Y	Y	2015/0297 2014/0939 2014/0469 2014/0141	3
Pastures Farm	Red House Lane	Hannington	N	Full	Y	Y	Y	Y	2015/0848	0
HARLESTONE										
Stable	Nbottle Road	Harlestone	Y	Full	Y	Y	Y	Y	1993/0684	1
Land East of	Halestone Road	Harlestone	Y	ARM	Y	Y	Y	Y	2014/0568	0
Saxon House	Rugby Road	Harlestone	Y	Full	Y	Y	Y	Y	2016/0146	0
Hillside	Glebe Lane	Harlestone	N	Full	Y	Y	Y	Y	2016/0181	0
Cottesmore Farm	Glebe Lane	Harlestone	N	Full	Y	Y	Y	Y	2016/1072	0
Barn at Glebe Farm Buildings	Rugby Road	Harlestone	N	Prior Approval	Y	Y	Y	Y	2016/0069	1
HOLCOT										
The Barn, Moulton Lodge	Moulton Road	Holcot	Y	Prior Approval	Y	Y	Y	Y	2015/0044	1
Sywell Road		Holcot	N	Prior Approval	Y	Y	Y	Y	2016/0050	1
HOLDENBY										
The Bungalow, Holdenby Stables	Holdenby Road	Holdenby	N	Full	Y	Y	Y	Y	2014/0050	0
KILSBY										
18 Independent Street		Kilsby	N	Prior Approval	Y	Y	Y	Y	2014/0022	1
Daventry Road		Kilsby	Y	ARM	Y	Y	Y	Y	2014/0221 (Outline) 2016/0946 (ARM)	48
Kilsby Grange		Kilsby	N	Prior Approval	Y	Y	Y	Y	2015/0010	1
9 Watling Street		Kilsby	N	Full	Y	Y	Y	Y	2014/1010	1
Land to rear of Withecroft House	11 Daventry Road	Kilsby	N	Full	Y	Y	Y	Y	2015/0981	1
Kilsby P.O	Independent Street	Kilsby	N	Prior Approval	Y	Y	Y	Y	2016/0019	0
Kilsby Grange		Kilsby	N	Prior Approval	Y	Y	Y	Y	2015/0065	1
LILBOURNE										
Barn at Rugby Road		Lilbourne	Y	Prior Approval	Y	Y	Y	Y	2015/0042	1
LITTLE BRINGTON										
Land at Church House Farm	Steeple Lane	Little Brington	N	Outline	Y	Y	Y	Y	2014/0889 (Out) 2015/1187 (ARM)	1
Bakers Cottage	Main Street	Little Brington	Y	Full	Y	Y	Y	Y	2014/0948	1
Rose Tree cottage		Little Brington	Y	Full	Y	Y	Y	Y	2014/1085	1
Kennings Farm	Main Street	Little Brington	N	Prior Approval	Y	Y	Y	Y	2016/0046 2016/0073	3
LONG BUCKBY										
Land east of	Station Road	Long Buckby	N	Outline	Y	Y	Y	Y	2012/0138	107
St Lawrence Ct	The Banks	Long Buckby	Y	Full	Y	Y	Y	Y	2006/1243	3
Land west of	Station Road	Long Buckby	N	ARM	Y	Y	Y	Y	2013//0529 ARM (2011/0726 – outline)	21
Land west of	Hilgay, Harbridges Lane	Long Buckby	N	Outline	Y	Y	Y	Y	2012/0607	5
Land adjacent	84 East Street	Long Buckby	N	Outline	Y	Y	Y	Y	2014/0257	3
Land adjacent	46 West Street	Long Buckby	Y	Full	Y	Y	Y	Y	2014/0392	2
8 Harbridges Lane		Long Buckby	N	Full	Y	Y	Y	Y	2014/0525	2
Leighton Lodge	West Haddon Road	Long Buckby	N	Prior Approval	Y	Y	Y	Y	2015/0032	1
Building 3	Leighton Lodge	Long Buckby	N	Prior Approval	Y	Y	Y	Y	2015/0006	1
Land adj.	2 Watson Road	Long Buckby	Y	Full	Y	Y	Y	Y	2016/0958	2
PHI Design Ltd	Miles Lane	Long Buckby	Y	Full	Y	Y	Y	Y	2015//0898	2
MAIDWELL										
Land at	The Banks	Maidwell	N	Outline	Y	Y	Y	Y	2015/0581	1
Sub-total										222

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
MARSTON										
TRUSSELL										
Old Wooyard	Rear of 20 Main Street	Marston Trussell	Y	Full	Y	Y	Y	Y	2014/0544 2012/0663	3
Land at	21/22 Main Street	Marston Trussell	N	Outline	Y	Y	Y	Y	2014/0385	1
Buckle Hill Barn		Marston Trussell	N	Prior Approval	Y	Y	Y	Y	2015/0062	1
Land at 22 Main Street		Marston Trussell	N	Outline	Y	Y	Y	Y	2014/0805	1
Maidstone Spinney Barn	Sibbertoft Road	Marston Trussell	N	Prior Approval	Y	Y	Y	Y	2015/0018	1
MOULTON										
Land adjacent to 116	Northampton Lane North	Moulton	N	Outline	Y	Y	Y	Y	2014/0918 2011/0957	1
Land at rear of 29	Ashley Lane	Moulton	Y	Full	Y	Y	Y	Y	2011/0835	1
2	Thorpeville	Moulton	Y	Full	Y	Y	Y	Y	2010/0828	2
3 Northampton	Lane North	Moulton	Y	Full	Y	Y	Y	Y	2011/0127	0
Land to the rear of	85 Park View	Moulton	N	Full	Y	Y	Y	Y	2011/0344	1
Land r/o 45	Ashley Lane	Moulton	N	Full	Y	Y	Y	Y	2015/0039	1
43	Park View	Moulton	N	Full	Y	Y	Y	Y	2014/0335	1
Land off	Sandy Hill Lane	Moulton	N	Full	Y	Y	Y	Y	2013/0554	27
27	Ashley Lane	Moulton	N	Full	Y	Y	Y	Y	2014/0916	2
South of	Boughton Road	Moulton	Y	Full	Y	Y	Y	Y	2014/0541	9
Land off	The Grove	Moulton	N	Full	Y	Y	Y	Y	2014/1116 2016/1111	1
18A Thorpeville		Moulton	N	Full	Y	Y	Y	Y	2015/0988	1
Land r/o	51 Park View	Moulton	Y	Full	Y	Y	Y	Y	2016/0622	1
Former PO	2 Cross Street	Moulton	N	Full	Y	Y	Y	Y	2016/0330	1
The White Lion	1 High Street	Moulton	Y	Full	Y	Y	Y	Y	2016/0007	2
Grove Farm Lane		Moulton	N	Full	Y	Y	Y	Y	2016/0044	0
Cottingham Drive		Moulton	N	Full	Y	Y	Y	Y	2015/0944	41
Land east of	Northampton Lane North	Moulton	Y	ARM	Y	Y	Y	Y	2013/0431 2012/0020 (outline)	26
Land at 4	The Avenue	Moulton	N	Full	Y	Y	Y	Y	2013/1003	2
Land off	Sandy Hill Lane (Marsh Spinney)	Moulton	N	Outline	Y	Y	Y	Y	2013/0686	85
Land to rear of	44 Boughton Road	Moulton	N	Full	Y	Y	Y	Y	2014/0995	1
Moulton Grange	Grange Lane	Moulton	N	Full	Y	Y	Y	Y	2014/0252	2
Salisbury Landscapes	Boughton Road	Moulton	Y	ARM	Y	Y	Y	Y	2013/0690 (Outline) 2016/0454 (ARM)	70
South of	Boughton	Moulton	N	Allocation	Y	Y	Y	Y		125
NASEBY										
Stable Cottage	Naseby Hall	Naseby	N	Full	Y	Y	Y	Y	2013/0297	0
Cromwell Farm	Haselbeach Road	Naseby	N	Full	Y	Y	Y	Y	2014/0574	1
Land off Cottesbrooke Road		Naseby	Y	Outline	Y	Y	Y	Y	2014/0403(Outline) 2015/1071 (ARM)	20
Barns at Cromwell House		Naseby	N	Prior Approval	Y	Y	Y	Y	2016/0071 2016/0042	2
NEWNHAM										
Barn at	Staverton Road	Newnham	N	Prior Approval	Y	Y	Y	Y	2016/0036	1
NORTON										
The Old Vicarage	Daventry Road	Norton	Y	Full	Y	Y	Y	Y	2015/0444 2014/0671	1
Dry Fields Farm	Newnham Road	Norton	N	Full	Y	Y	Y	Y	2013/0359	1
55	Daventry Road	Norton	N	Full	Y	Y	Y	Y	2015/1073 2014/0981	1
Manor Farm House	Bakers Lane	Norton	N	Full	Y	Y	Y	Y	2013/0910	1
Cedar View	The Broadway	Norton	N	Full	Y	Y	Y	Y	2016/0213	1
OLD										
Building off Cleavers Lane		Old	N	Prior Approval	Y	Y	Y	Y	2016/0084	1
OVERSTONE										
Land adjacent to Beechwood	23 Sywell Road	Overstone	N	Outline	Y	Y	Y	Y	2013/0344 Out 2016/0148 ARM	2
140	Sywell Road	Overstone	Y	Full	Y	Y	Y	Y	2012/0426	0
Overstone Leys		Overstone	N	Outline	Y	Y	Y	Y	2013/0850	0
Overstone Lodge		Overstone	N	Full	Y	Y	Y	Y	2016/0581	0
Land at Langdene	Overstone Lane	Overstone	N	Full	Y	Y	Y	Y	2016/0756	1
Sub-total	Excluding south of Boughton Rd, Moulton									318
PITSFORD										

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
Collyweston House	High Street	Pitsford	Y	ARM	Y	Y	Y	Y	2015/1096 ARM 2013/0106 Outline	1
Wickets	High Street	Pitsford	N	Full	Y	Y	Y	Y	2015/0961 2013/0416	1
Moulton Grange Farm	Grange Lane	Pitsford	Y	Full	Y	Y	Y	Y	2013/0042	2
Stonehill Farm	Grange Lane	Pitsford	N	Full	Y	Y	Y	Y	2012/0853	1
Ride House	High Street	Pitsford	Y	Full	Y	Y	Y	Y	2013/0224	1
The Drummonds	Moulton Road	Pitsford	Y	Full	Y	Y	Y	Y	2016/0696 2013/0462	1
Moulton Grange		Pitsford	N	Full	Y	Y	Y	Y	2014/0252	2
Barn at Moulton Road		Pitsford	N	Prior Approval	Y	Y	Y	Y	2015/0025	1
1&2 Aerial View	Moulton Road	Pitsford	N	Prior Approval	Y	Y	Y	Y	2015/0713	1
PRESTON CAPES										
Roadside Barn	Preston Fields Farm	Preston Capes	Y	Full	Y	Y	Y	Y	2016/0609 2016/0018 2015/0039	1
Farm Workshop	Preston Fields Farm	Preston Capes	Y	Prior Approval	Y	Y	Y	Y	2015/0043	1
Barns at	Redhouse Farm	Preston Capes	Y	Prior Approval	Y	Y	Y	Y	2016/0037	1
SCALDWELL										
Barn at High Hedge Farm		Scaldwell	N	Prior Approval	Y	Y	Y	Y	2016/0058 2016/0009 2015/0045	1
Scaldwell Lodge Farm		Scaldwell	N	Full	Y	Y	Y	Y	2016/0446	1
SIBBERTOFT										
31	Welland Rise	Sibbertoft	Y	Full	Y	Y	Y	Y	2013/0761	1
Building to south west of	Sulby Lodge Road	Sibbertoft	Y	Prior Approval	Y	Y	Y	Y	2014/0025 2015/1152	1
Ex officers mess	Sulby Covert	Sibbertoft		Prior Approval	Y	Y	Y	Y	2015/0034	1
Site Adj 10 Church Street		Sibbertoft	N	Full	Y	Y	Y	Y	2015/0379	2
Barn at Sulby Lodge		Sibbertoft	N	Prior Approval	Y	Y	Y	Y	2015/0239 2016/0200	1
Tatu Building	Sulby Covert	Sibbertoft	N	Prior Approval	Y	Y	Y	Y	2015/0035	1
7 Westhorpe		Sibbertoft	N	Full	Y	Y	Y	Y	2016/0688	0
13 Welland Rise		Sibbertoft	Y	Full	Y	Y	Y	Y	2016/0962	1
Home Field	Church Lane	Sibbertoft	N	Prior approval	Y	Y	Y	Y	2017/0079	1
SPRATTON										
Land adjacent to Yew Tree Cottage	21 Yew Tree Lane	Spratton	N	Reserved Matters	Y	Y	Y	Y	2015/0991 ARM 2013/0680	1
Landmoors Farm	Welford Road	Spratton	N	Prior Approval	Y	Y	Y	Y	2015/0012	1
Millers Barn	Welford Road	Spratton	N	Full	Y	Y	Y	Y	2015/0518	1
Land r/o	15A Brixworth Rd	Spratton	Y	Full	Y	Y	Y	Y	2016/1024	4
Former Blacksmith's Workshop	Brixworth Rd	Spratton	N	Full	Y	Y	Y	Y	2016/0804	1
STAVERTON										
Former Hospital	Badby Lane	Staverton	Y	Full	Y	Y	Y	Y	2012/0333	0
Land at Former Hospital	Badby Lane	Staverton	Y	Full	Y	Y	Y	Y	2014/0483 2013/0727	0
Land at Former Hospital	Badby Lane	Staverton	Y	Full	Y	Y	Y	Y	2015/0680 2016/0913	4
Site at Whitmill Hall Farm	Badby Lane	Staverton	Y	Full	Y	Y	Y	Y	2015/0205	1
The Stables	MaNr Road	Staverton	N	Full	Y	Y	Y	Y	2015/0457	1
STOWE										
Land adj Kiln Cottage	Watling Street	Stowe	N	Full	Y	Y	Y	Y	2015/0061	1
Land adj.	Sheepfold Grange	Stowe	Y	Full	Y	Y	Y	Y	2015/1164	1
SULBY										
Home Farm		Sulby	Y	Full	Y	Y	Y	Y	2014/015	0
Oaktree Farm	Naseby road	Sulby	N	Full	Y	Y	Y	Y	2015/1005	1
Welford Grange	Naseby Road	Sulby	N	Full	Y	Y	Y	Y	2016/0758 2015/0566	1
Agricultural Building	Naseby Road	Sulby	Y	Prior Approval	Y	Y	Y	Y	2015/0021	1
Agricultural Building	Naseby Road	Sulby	Y	Prior Approval	Y	Y	Y	Y	2015/0059	1
Sulby Hall	Old Drive	Sulby	N	Prior Approval	Y	Y	Y	Y	2015/0031	1
Building to south west of Sulby	Lodge Farm Welford Road	Sulby	N	Full	Y	Y	Y	Y	2015/1152	1
Barns at Home Farm		Sulby	N	Prior Approval	Y	Y	Y	Y	2016/055	1
Agric Building	Sulby Hall Drive	Sulby	N	Prior Approval	Y	Y	Y	Y	2016/0059	1
TEETON										
Manor Lodge		Teeton	N	Full	Y	Y	Y	Y	2014/0208	1
Sub-total										50
WALGRAVE										

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
Newlands Lodge	Newland Road	Walgrave	Y	Full	Y	Y	Y	Y	2013/0026 2005/0286 Plot 6	1
Butchers Garden	Northall	Walgrave	Y	Full	Y	Y	Y	Y	2012/0003	1
Land to rear of	West View, Kettering Rd	Walgrave	Y	Full	Y	Y	Y	Y	2015/0468	1
Grain Store	New Lodge Farm	Walgrave	N	Prior Approval	Y	Y	Y	Y	2015/0058	1
Barns at New Lodge Farm		Walgrave	N	Full	Y	Y	Y	Y	2016/0363	3
Walgrave PO	Gold Street	Walgrave	N	Full	Y	Y	Y	Y	2017/0004	1
WATFORD										
Paddock Cottage	Crick Road	Watford	N	Full	Y	Y	Y	Y	2015/0841	1
Barn at	Northingworth Lodge	Watford	N	Prior Approval	Y	Y	Y	Y	2016/0076 2016/0022	1
The Old Lodge	Crick Road	Watford	N	Prior approval	Y	Y	Y	Y	2016/0577	1
WEEDON										
Weedon Lodge Farm	Everdon Road	Weedon	Y	Full	Y	Y	Y	Y	2014/0754 2003/1231	1
14	South Street	Weedon	N	Full	Y	Y	Y	Y	2013/0968	1
Hillcrest Cottage	Farthingstone Road	Weedon	N	Full	Y	Y	Y	Y	2015/0551	0
Builders Yard	Queens Street	Weedon	N	Full	Y	Y	Y	Y	2014/0156	4
Roseacres	Watling Street	Weedon	N	Outline	Y	Y	Y	Y	2013/0215	14
Land at Pine Reach	Church Street	Weedon	N	Full	Y	Y	Y	Y	2015/0010 2014/0586	1
WELFORD										
Land south of	Newlands Road	Welford	Y	Reserved Matters	Y	Y	Y	Y	2015/0208 ARM 2013/0696 Outline	26
Land off	Newlands Road	Welford	N	Outline	Y	Y	Y	Y	2014/0824	16
Agricultural Buildings	West End	Welford	N	Full	Y	Y	Y	Y	2015/0090	2
Barn at	Ashby Lodge	Welford	N	Prior Approval	Y	Y	Y	Y	2015/0040	1
Barn at	Court Lane Farm	Welford	N	Prior Approval	Y	Y	Y	Y	2016/0020	1
Buildings at Court Lane Farm	South Kilworth Road	Welford	N	Prior Approval	Y	Y	Y	Y	2016/0075	1
Agricultural buildings	Northampton Road	Welford	N	Prior Approval	Y	Y	Y	Y	2016/0080 20160008	1
WELTON										
The Wilderness	Churchill Road	Welton	N	Full	Y	Y	Y	Y	2016/0770 2010/0833	3
Teds Barn		Welton	N	Full	Y	Y	Y	Y	2014/0791	1
Barns at Welton Lane		Welton	N	Prior Approval	Y	Y	Y	Y	2016/0040	3
WEST HADDON										
Land adjacent 5	Haradays Lane	West Haddon	N	Outline	Y	Y	Y	Y	2-016/0645 2013/0208	1
Former Nursery Site		West Haddon	Y	RM	Y	Y	Y	Y	2014/0559 ARM 2012/0071 Outline	13
Between Guilsborough Road and A428		West Haddon	Y	ARM	Y	Y	Y	Y	2015/0774 ARM 2014/0218 Outline	84
White House Farm		West Haddon	Y	Full	Y	Y	Y	Y	2014/0411	2
Sedge Hollow Far		West Haddon	Y	Full	Y	Y	Y	Y	20154/0966 2014/0966	1
Land Between 8 and 12	High Street	West Haddon	N	Full	Y	Y	Y	Y	2014/0756	1
Barns at West Haddon Lodge Farm		West Haddon	N	Prior Approval	Y	Y	Y	Y	2015/0001	1
Foxhill Mano	Foxhill Road	West Haddon	Y	Full	Y	Y	Y	Y	2015/0051	1
Stable Cottage	Foxhill Road	West Haddon	N	Full	Y	Y	Y	Y	2015/0467	0
Home Farm	Guilsborough Rod	West Haddon	N	Prior Approval	Y	Y	Y	Y	2015/0061	2
Torkington Lodge	Northampton Road	West Haddon	N	Prior Approval	Y	Y	Y	Y	2015/0006	2
Barn off Cold Ashby Road		West Haddon	N	Prior Approval	Y	Y	Y	Y	2015/0013	1
Barn off Cold Ashby Road		West Haddon	Y	Prior Approval	Y	Y	Y	Y	2015/0060	1
The Shambles	20 West End	West Haddon	N	Full	Y	Y	Y	Y	2015/0406	1
Barn off	Cold Ashby Road	West Haddon	N	Full	Y	Y	Y	Y	2016/0164	1
Neighbourhood plan allocations		West Haddon	N	Allocation	Y	Y	Y	Y		7
WHILTON										
Agricultural Building	Canal Turn Farm	Whilton	N	Prior Approval	Y	Y	Y	Y	2015/0019 2015/0055	2
	Excluding West Haddon neighbourhood plan allocations									
Sub-total										201
WOODFORD										

Address 1	Address 2	Parish	Site under Construction	Suitable	Available 1	Available 2	Achievable	Deliverable ?	Application No.	No. of units (net) 2017-22
Hinton Manor Court	Phipps Road	Woodford	Y	Full	Y	Y	Y	Y	2012/0899	3
Land between 68 and 70	Byfield Road	Woodford	N	Outline	Y	Y	Y	Y	2016/0196	1
Adj Upton Close	Byfield Road	Woodford	Y	ARM	Y	Y	Y	Y	2014/0110 Outline 2014/0110 ARM 2015/0743 ARM 2015/0744 ARM	188
Woodford Halse Moravion Church	Parsons Street	Woodford Halse	Y	Full	Y	Y	Y	Y	2012/0394	1
The Lodge	4 Quinton Lane	Woodford Halse	N	Full	Y	Y	Y	Y	2013/0527	1
The Poplars	Eydon road	Woodford Halse	N	Full	Y	Y	Y	Y	2015/0434	0
Brookfields	27 Pool Street	Woodford Halse	N	Outline	Y	Y	Y	Y	2015/0892	1
Grants Hill Way		Woodford Halse	N	Outline	Y	Y	Y	Y	2013/0024	40
Land r/o	27 Pool Street	Woodford Halse	N	Full	Y	Y	Y	Y	2016/0361	1
Land off Cherwell Terrace		Woodford Halse	N	Full	Y	Y	Y	Y	2016/0475	1
Land adj	2 Percy Road	Woodford Halse	N	Full	Y	Y	Y	Y	2016/1044	1
YELVERTOFT										
Yew Tree Farm		Yelvertoft	N	Full	Y	Y	Y	Y	2015/0078	1
Sub-total										239

Table 6 – Windfall Completions 2001-2017

	Windfall Completions Total	Windfall Completions excluding those on garden land
2001/02	185	
2002/03	101	
2003/04	95	
2004/05	183	
2005/06	225	
2006/07	250	
2007/08	258	
2008/09	126	101
2009/10	124	107
2010/11	71	59
2011/12	121	100
2012/13	98	86
2013/14	90	87
2014/15	96	82
2015/16	109	90
2016/17	62	53
Total	2194	765
Average	137	85
Average over last 9 years	100	85

Appendix 1

Housing Requirement identified in the West Northamptonshire Joint Core Strategy

This appendix identifies the housing requirement as set out in the Joint Core Strategy (JCS).

The housing requirement in the Core Strategy is set out in policy S3.

The policy is underpinned by a housing trajectory that is set out in appendix 3 of the Joint Core Strategy. That appendix provides an expected completion rate on a year by year basis, as set out in the table below.

	Years preceding current 5 year period						Current 5 year period				
	2011/ 12	2012/ 13	2013 /14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 /22
Delivery and Need for DDC outside NRDA (Taken from appendix 3 of JCS)	145	98	264	350	462	465	561	590	580	470	450
Less Actual completions 2011-2017	145	98	265	379	483	563					
Difference	0	0	-1	-29	-21	-98					
Total	149 units oversupply in period						Total of 2651 Less 149 oversupply Leaves 2502				

Appendix 2

Survey of Promoters/Developers regarding sites of 15 units or more.

Footnote 11 to paragraph 47 of the Framework states that '*sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be delivered for five years....*'

The vast majority of sites with planning permission within Daventry District are for sites of less than 15 units. These sites are usually straightforward to deliver and require little, if any, off site infrastructure. There is no reason why these will not come forward within the five year period. For the purposes of the five year land supply report it is assumed that all of these sites, with the exception of DA/2006/0325 in Daventry town, will be developed.

This HLA report identifies that there were 23 sites with permission across the district for 15 or more units and a further 4 sites which don't yet have permission but are expected to come forward within the next five years. These are considered suitable, available and achievable and therefore deliverable. Justification for their inclusion is set out in the following section.

All of the sites are listed below in parish order, and then considered in more detail.

A. Sites with planning permission

- 1 Brixworth, East of Northampton Road
- 2 Crick, Main Road
- 3 Daventry, Monksmoor
- 4 Daventry, Northampton College, Daventry Campus
- 5 Daventry, Micklewell Park
- 6 Flore, North of High Street
- 7 Flore, Brockhall Road
- 8 Kilsby, Daventry Road
- 9 Long Buckby, East of Station Road
- 10 Long Buckby, West of Station Road
- 11 Moulton, Sandy Hill Lane North
- 12 Moulton, Marsh Spinney, Sandy Hill Lane
- 13 Moulton, Northampton Lane North
- 14 Moulton, South of Boughton Road
- 15 Moulton, North of Boughton Road, Salisbury Landscapes
- 16 Moulton, Cottingham Drive
- 17 Naseby, Cottesbrooke Road
- 18 Welford, Land off Newlands Drive
- 19 Welford, Land off Newlands Drive
- 20 West Haddon, Northampton Road
- 21 West Haddon, between Guilsborough Road and A428
- 22 Woodford Halse, Byfield Road
- 23 Woodford Halse, Grants Hill

B. Other Sites expected to come forward

- 1 Daventry, Middlemore 7 and 8 (east)
- 2 Daventry, site 3
- 3 Daventry, North East SUE
- 4 Moulton, south of Boughton Road
- 5 West Haddon, Neighbourhood Plan Sites

The Council wrote to most of the developers/promoters of the schemes³ in February/March 2017 to seek confirmation, or otherwise, of the anticipated build-out rates on the sites. A copy of the pro-forma used for this exercise is attached for information at appendix 3.

A Sites with Planning permission as at 1st April 2017

1 Brixworth – East of Northampton Road (DA/2014/0900, DA/2015/0800)

This site has the benefit of a Reserved Matters Approval for 90 houses by **Barratt Homes**. It is effectively an extension of a site immediately to the north which has recently been completed by the same housebuilder. There are no significant constraints that indicate that this development cannot be completed within the 5 year period.

Progress to date is as follows:

- Development on the site started in autumn 2016.
- 12 units were completed in 2016/17, with several further units under construction.

It is assumed that all of the remaining 78 units will be completed within the next five years. A note of the assumed rate of completions for the next five years has been provided to the developer. The developer have not responded, however given the progress made on this site and the completion of the site to the immediate north by the same developer there is no reason why the development cannot be completed as expected.

2 Crick, Main Road (Outline DA/2011/0664, ARM DA/2014/0111)

This site has the benefit of an approval of Reserved Matters by **Barratt Homes** for 135 dwellings.

Progress to date is as follows:

- Development on this site started in late 2014.
- 3 units were completed in 2014/15
- 34 units were completed in 2015/16
- 24 units were completed in 2016/17 with several further units under construction

It is assumed that all of the remaining 74 units will be completed within the next five years. A note of the assumed rate of completions for the next five years has been provided to the developer. The developer have not responded, however given the progress made on site to date and the current level of activity there is no reason why the development cannot be completed as expected.

3 Daventry, Monksmoor (WN/2007/0161 outline granted on appeal and Reserved Matters DA/2012/0877 and 2014/0638)

This site for 1,000 units was allowed on appeal in March 2010. Crest Nicholson acquired an interest in the site in late 2011.

³ Excluding the following sites for the reasons set out in this report: Flore, Muscott Close; Long Buckby, West of Station Road; Moulton South of Boughton Road.

The Council has subsequently considered and agreed proposed variations to the s106 agreement and changes to planning conditions, which take into account viability considerations.

The Council approved a Reserved Matters application for 200 units on phase 1 of the site in March 2013. A Reserved Matters application for 175 units on phase 2 was approved in December 2014. Approvals have also been granted for a spine road and canal side open space (DA/2014/0672).

An application for Reserved Matters approval for 212 units on phase 3 (DA/2015/1100) was approved in July 2016.

Progress to date is as follows:

Phase 1

- Site clearance started in spring 2013
- 6 units were completed in 2013/14
- 65 units were completed in 2014/15
- 86 units were completed in 2015/16
- 43 units were completed in 2016/17 – this phase is now complete

Phase 2

- Development started in early 2015
- 12 units were completed in 2015/16
- 85 units were completed in 2016/17 with several further units under construction

Phase 3

- A Reserved Matters application for phase 3 was submitted in November 2015 and approved in July 2016
- Development started in late 2016

The developers have provided an anticipated build out rate over the next five years. The anticipated rate is less than has been achieved over recent years and appears to be overly pessimistic, given that phase 3 is already underway and their historically high rate of completions on the site.

The Council is also mindful that a trajectory was submitted as evidence to the Core Strategy examination. This sets out a build-out rate which is slightly higher than that provided by the developers and found to be sound by the Core Strategy examiner.

In order to come to a firm position on this the Council has decided to apply a probability to each scenario being the closest to what actually happen of 50%. This provides a figure which is at the midpoint between the two as set out in the table below.

	Build out rate provided by Crest	Adopted Strategy Trajectory Core	Mid-point	Actual completions
13/14		0		6
14/15		50		65
15/16		75		98
16/17		100		128
17/18	93	115	104	
18/19	92	125	109	
19/20	98	115	106	
20/21	100	100	100	
21/22	100	100	100	
22/23	100	75	100	
23/24	100	75	84	
24/25	20	70		
Total	1000	1000	1000	297

Of the 519 dwellings expected to be built in the next 5 years it is expected that they will be developed as follows:

- 78 units on remainder of phase 2 (currently under construction)
- 212 units on phase 3 where a Reserved Matters application has been approved.
- 229 on the remaining phases

4 Daventry, Northampton College, Daventry Campus, Badby Road (DA/2015/0187)

A Reserved Matters application by **Avant Homes** has been approved for 129 dwellings..

Progress to date is as follows:

- Development on this site started in summer 2016
- 1 unit was completed in 2016/17 with several further units under construction

It is assumed that all the remaining 128 dwellings will be completed within the next five years. A note of the assumed rate of completions for the next five years has been provided to the promoter, but no response has been received, however given the scale of the development and progress made to reaching the first completions there is no reason why the development cannot be completed within the next five years.

5 Daventry, Micklewell Park (DA/2014/0869)

An outline application for 450 dwellings was in July 2015.

The application was submitted on behalf of Landform Estates, who control the land. Landform worked on the application with Orbit Homes.

As part of their application they submitted a planning statement which included a programme for the build out of their site at paragraph 6.19, this is copied below.

Multiple Outlet Site Development								
Activity	Private Housing			Affordable Housing	Total Housing Units	Programme		
	Private Developer 1	Private Developer 2	Self-Build Phases	RP Developer		Months	Cum Months	Cum Years
Receipt of Decision Notice						0	0	0.00
Prepare 1st Phase RM & Details Pursuant						8	8	0.67
Final Approval of all 1st Phase Matters						6	14	1.17
Start of Work on Site						2	16	1.33
Phase 1	31	58	6	37	132	14	30	2.50
Phase 2	38	78	6	42	164	14	44	3.67
Phase 3	36	73	12	33	154	14	58	4.83
Total	105	209	24	112	450	-	58	4.83

This indicates that completions would start on site 16 months after the receipt of a decision notice.

The planning statement identifies that there will be three main phases each containing affordable housing; two private housing elements and a parcel of self build plots. The statement notes that this will allow for four outlets in each phase at any one time.

The programme indicated that the entire scheme could be built out within 58 months. Taken from the July 2015 decision, this would have meant the entire scheme would be built by May 2020, i.e. comfortably within the period covered by this report. However the Reserved Matters applications have not come forward as expected and therefore it is necessary to adjust the programme.

At the time of writing this report, the Council is aware that the site has been actively promoted to the housebuilding industry, but it has not yet received a Reserved Matters application for the first phase.

The Council has taken the time intervals in the programme submitted by the promoter and restarted it based on an assumption that reserved matters negotiations will start in April 2017. This is two years and one month later than that anticipated in the promoter's submission. That programme anticipated completion of the scheme in December 2019. Adding two years and one month to that programme would see completion in January 2022, i.e. within the five year period covered by this report.

	Phase 1	Phase 2	Phase 3
RM approval	April 17 – Oct 18	Jan 18- Aug 19	Apr 19 – Oct 20
Completions start	November 18	Sep 19	Nov 20
Completions finish	Aug 19	Oct 20	Jan 22

	Delivery/rate of completions
2017/18	0 dwellings
2018/19	62 dwellings
2019/20	150 dwellings
2020/21	127 dwellings
2021/22	111 dwellings

A note of the assumed rate of completions for the next five years has been provided to the promoter, and they have agreed with the assumptions.

6 Flore – North of High Street (Outline DA/2013/0703, ARM 2016/0456)

Permission to develop 67 houses was issued on 2nd April 2015. A Reserved Matters application by **Bovis Homes** was approved on 18th August 2017

Progress to date is as follows:

- Development on this site started in autumn 2016

There are no significant constraints that indicate that this development cannot be completed within the 5 year period.

It is assumed that all of the 67 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the promoters, but they have not responded. Given the scale of the scheme, there is no reason why the development cannot be completed within the next five years.

7 Flore – Brockhall Road (DA/2014/0454)

Full permission was issued on 31st July 2015 to Orbit Homes .

Progress to date is as follows:

- Development on this site started in spring 2016
- 21 units were completed in 2016/17 with several further units under construction

It is assumed that all of the remaining 9 units will be completed within the next year. Therefore there was no need to seek any confirmation from the developer regarding their anticipated build out rate.

8 Kilsby - Daventry Road (DA/2014/0221)

An outline application was approved in March 2015

A Reserved Matters application for 48 homes by **Avant Homes** was approved on 28th November 2016.

Progress to date is as follows:

- Development on this site started in winter 2016

There are no significant constraints that indicate that this development cannot be completed within the 5 year period

It is assumed that all of the 48 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the promoters but they have not responded. Given the scale of the scheme, there is no reason why the development cannot be completed within the next five years.

9 Long Buckby, East of Station Road (Outline DA/2012/0138)

An outline application for up to 107 dwellings has been approved on this site.

A Reserved Matters application (DA/2015/0666) for 107 dwellings by **Jelson Homes**, has been approved.

Progress to date is as follows:

- Work started on site in late 2016/early 2017

It is assumed that all of the 107 units will be completed within the next five years. A note of the assumed rate of completions for the next five years has been provided to the promoter.

The promoter has agreed with the Council's assumptions.

10 Long Buckby, West of Station Road
(Outline DA/2011/0726, Reserved Matters DA/2013/0529)

A Reserved matters application submitted by **Bovis Homes** has been approved for this site.

Progress to date is as follows:

- Work started on site in late 2013/early 2014
- 13 units were completed in 2014/15
- 63 units were completed in 2015/16
- 31 units were completed in 2016/17 with several further dwellings were under construction

It is assumed that all of the remaining 25 units will be completed within the next year. Therefore there was no need to seek any confirmation from the developer regarding their anticipated build out rate.

11 Moulton, Sandy Hill Lane North (DA/2013/0554)

A detailed application for 27 houses has been approved on this site for **Taylor Wimpey Homes**.

It is assumed that all of the 27 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the developer. The developer have not responded, however given the progress made to date on the site to the immediate south there is no reason why this development cannot be completed as expected within the five year period.

12 Moulton Marsh Spinney Land off Sandy Hill Lane (DA/2013/0686)

Outline permission to develop 85 houses was granted on 27th August 2015.

A reserved matters application was submitted by **Balfour Beatty** on 1st February 2017.

As a consequence of the greenfield nature of the site, adjacent to a site which has just been completed by Taylor Wimpey homes it is considered that the whole site will come forward within the 5 year period.

A note of the anticipated rates of development was provided to the promoters, and they have agreed with the assumptions put forward by the Council.

13 Moulton, Northampton Lane North (Reserved Matters DA/2013/0431)

A Reserved Matters application, submitted by **Redrow Homes** has been approved on this site for 145 units.

Progress to date is as follows:

- Work started on site in 2014
- 5 units were completed in 2014/15
- 38 units were completed in 2015/16
- 76 units were completed in 2016/17, with several further dwellings under construction

It is assumed that all of the remaining 26 units will be completed within the next year. Therefore there was no need to seek any confirmation from the developer regarding their anticipated build out rate.

14 Moulton South of Boughton Road (DA/2014/0604)

A full application to develop 56 houses was granted planning permission on 30th July 2015.

The application was made by **David Wilson Homes**.

Progress to date is as follows:

- Work started on site in autumn 2015
- 47 units were completed in 2016/17

It is assumed that all of the remaining 9 units will be completed within the next year. Therefore there was no need to seek any confirmation from the developer regarding their anticipated build out rate.

15 Moulton, North of Boughton Road, Salisbury Landscapes (Outline DA/2013/0690)

An outline application was allowed on appeal on 18th June 2015.

A reserved matters application by **Avant Homes** was approved on 26th August 2017

Progress to date is as follows:

- Work started on site in autumn 2016

It is assumed that all of the 70 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the developer but they have not responded. Given the scale of the scheme, there is no reason why the development cannot be completed within the next five years.

16 Moulton Cottingham Drive

A full application for 41 dwellings by Barwood Homes has been approved. Given the scale of the site it is assumed that it will be built in its entirety within the 5 year period.

17 Naseby, East of High Street and North East of Cottesbrook Road (DA/2014/0403 outline, 2015/1071 ARM))

An outline application to develop 20 houses was approved on 30th July 2015.

An application for Reserved Matters by Francis **Jackson Homes** was approved on 5th April 2016.

Progress to date is as follows:

- Work started on site in late 2016/early 2017

It is assumed that all of the 20 units will be completed within the next five years. A note of the assumed rate of completions was provided to the promoter.

The promoter has indicated that they intend to complete the scheme at a slightly faster rate than the Council was assuming. The Council has revised its assumptions to accord with those of the house builder.

18 Welford – Land off Newlands Road
Outline DA/2013/0696, Reserved Matters DA/2015/0208)

An application for Reserved Matters for 38 dwellings by **Mears New Homes** was approved in September 2015.

Progress to date is as follows:

- Work started on site in spring 2016
- 12 units were completed in 2016/17

It is assumed that all of the remaining 26 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the developer, and they have agreed with our assumptions.

19 Welford – Land off Newlands Road (Outline DA/2014/0824)

An outline application to develop 16 houses has been issued.

A Reserved Matters application by **Mears Homes** for 16 houses was submitted on 10th January 2017 (DA/2017/0020), but was not determined at the time of writing this report.

It is assumed that all of the 16 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the developer.

The developer has indicated that they intend to complete the scheme at a faster rate than the Council was assuming. The Council has revised its assumptions to accord with those of the house builder.

20 West Haddon, Northampton Road (Reserved Matters - DA/2014/0559)

A reserved matters application has been approved for **Francis Jackson Homes** to build 20 dwellings.

Progress to date is as follows:

- Work started on site in early 2016
- 7 units were completed in 2016/17, with several further dwellings under construction

It is assumed that all of the 13 remaining units will be completed within the next five years. A note of the assumed rate of completions for the next five years has been provided to the developer.

The developer has indicated that they intend to complete the scheme at a slightly faster rate than the Council was assuming. The Council has revised its assumptions to accord with those of the house builder

21 West Haddon, between Guilsborough Road and A428 (Outline DA/2014/0218, Reserved Matters 2015/0774)

An outline application for up to 100 homes was allowed on appeal in December 2014 to **Davidsons**.

A Reserved Matters Application (DA/2015/0774) was approved for 100 dwellings on 22nd January 2016.

Progress to date is as follows:

- Work started on site in summer 2016
- 16 units were completed in 2016/17, with several further dwellings under construction

It is assumed that all of the remaining 84 units will be completed within the next five years. A note of the assumed rate of completions has been provided to the promoter but they have not responded. Given the scale of the scheme, there is no reason why the development cannot be completed within the next five years.

22 Woodford, Byfield Road (Outline DA/2012/0860, Reserved Matters DA/2014/0110 and DA/2015/0473, and Full DA/2015/0744)

A Reserved Matters application for 200 homes (2014/0110), submitted by **Taylor Wimpey** in February 2014, has been approved for this site. This was part superseded by a further RM application (2015/0473) and a full application (2015;/0474).

The effect of this is that 45 units will be built under 2014/0110 and 155 units will be built under 2015/0473. A further 32 units, within the site granted outline permission will be built under full permission 2015/0744.

In order to simplify presentation of the monitoring data it is treated as one site in this report.

Progress to date is as follows:

- Work started on site in early 2015
- 12 units were completed in 2015/16
- 32 units were completed in 2016/17, with several further dwellings under construction

A note of the assumed rate of completions has been provided to the developer. The developer have not responded, however given the progress made on site to date and the

current level of activity there is no reason why the development cannot be completed as expected within the next five years.

23 Woodford, Grants Hill (Outline DA/2013/0024)

An appeal for 40 dwellings was allowed on land North of Byfield Road.

Whilst to date the Council hasn't received any reserved matters applications, given the scale of the site there is no reason why the site could not be developed in the next five years.

B Other Sites expected to come forward,

The following sites did not have the benefit of planning permission as at 1st April 2017; however, they are expected to contribute towards the delivery of housing over the next five years.

They are included in Row C 'Supply of Deliverable Sites' in Table 3 of this report, and they are also included in the list of sites at Table 5, shown in red.

The justification for them being included in the supply is set out below:

1 Daventry Middlemore 7 and 8 (east)

This land is within the ownership of the District Council. It is the remaining parcel of land from a wider development scheme that was allocated in the 1997 Local Plan. Progress from the late 2000's to early 2010's was slower than was previously the case due to a downturn in the wider housing market. However development activity picked up from 2012 with a 45 unit scheme for rent being developed for the Council, together with the start of a scheme for 147 units by Bellway homes on an adjacent site. 89 units were completed by Bellway in 2013/14 and the remainder of the scheme was completed in 2014/15.

The remaining parcel of land, if developed fully, could accommodate 131 units based on the development briefs for the sites. However there are issues relating to noise from an adjacent site that would need to be addressed, as they already have for sites 8 and 9. A nominal reduction in the number of units to 100 has been made to accommodate this.

The Council has resolved that this land at Middlemore can be disposed of for housing. The site is currently being advertised with advertisement boards displayed at the entrance to the site.

The Council, as landowner, has sought to bring forward Site 7 for an elderly persons retirement community, and an application in this regard was submitted on 9th January 2017. This includes 315 units that would count towards housing land supply. Because this application had not been determined it is not appropriate to include this figure within the supply as at 1st April 2017.

Suitable; the remaining parcel of land has previously been granted outline planning permission. This has now expired, but the site remains allocated through saved policy HS4 of the Daventry Local Plan, and has an adopted development brief, therefore there is no question that the principle of residential development on this site is acceptable in principle. It is considered that the main physical limitations relating to noise from the adjacent employment area can be mitigated.

Available; the site is a greenfield site which is owned by Daventry District Council and is undertaking actions to bring the site forward.

Achievable; it is considered that there is a reasonable prospect that the site will be developed in the next 5 years. There are limited constraints which will help to ensure it is viable. Furthermore the District Council has a good track record of recent housing delivery, as evidenced by its New Homes for Rent development near to the site within the wider Middlemore estate. Infrastructure to facilitate development of the site is already in place.

The plan below identifies the site. The land immediately north east of site 8 and the south western half of site 8 has been developed by Bellway Homes.



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2 Daventry Central Area. Site 3

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

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

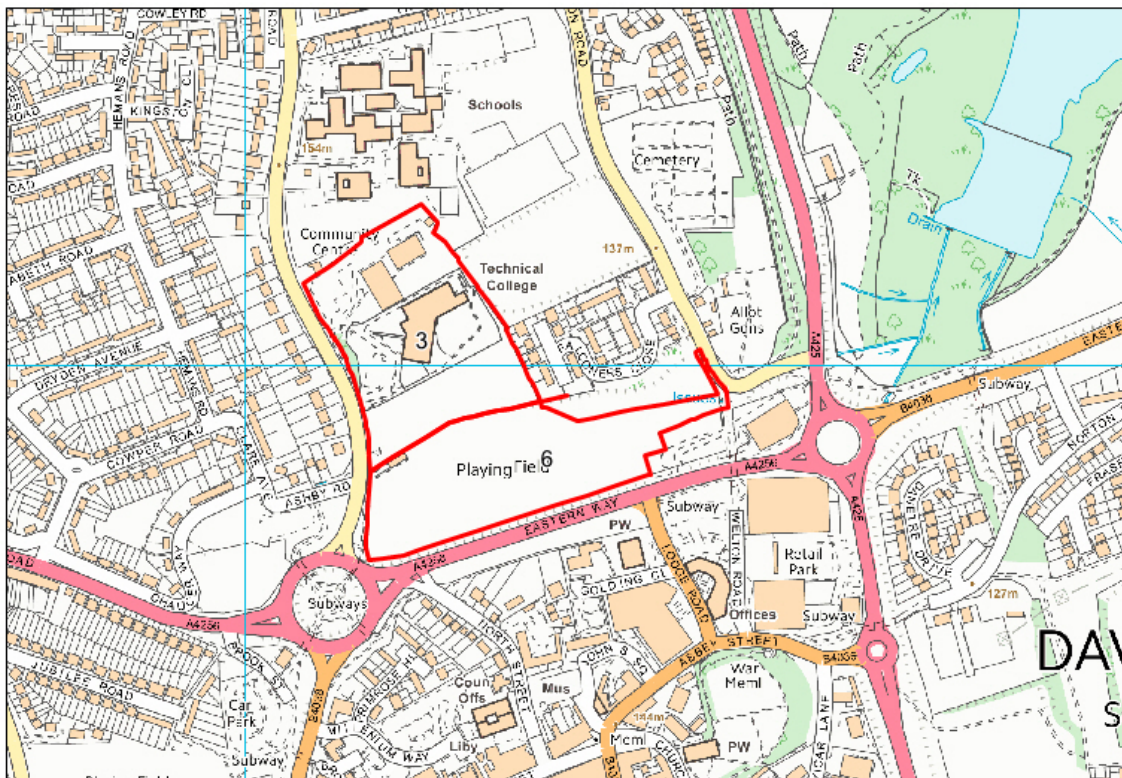
The site is a greenfield site with no significant constraints to its development, it is identified as a location for uses including residential in the 2006 Daventry masterplan. It is expected that development on this site could start within the five year period, and an estimate of 100 units has been made for the 5 year period. In total it is anticipated that 120 dwellings could be accommodated.

The Council had funding of £690,000 agreed in its capital programme to undertake preparatory work to bring part of this site to the market at an early stage.

Suitable; This greenfield site has limited constraints, it is in a sustainable location in close proximity to the Town Centre and is a key site for the continued regeneration of Daventry Town which accords with the spatial strategy of the WNJCS.

Available; the land is owned by Daventry District Council- a willing landowner confirmed by the funding commitment to help to bring the site forward.

Achievable; it is considered that there is a reasonable prospect that at least part of the site will be developed in the next 5 years. There are limited constraints which will help to ensure it is viable. Furthermore the District Council has a good track record of recent housing delivery, as evidenced by its New Homes for Rent development at Middlemore.



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3 Daventry North East Sustainable Urban Extension,

This site is proposed for allocation in the Adopted Core Strategy. It has a total capacity of 4,000 units, and it is assumed in the Core Strategy that 2,600 of these will come forward in the plan period i.e. up to 2029.

The then promoters of the site provided a programme for bringing the site forward to the reconvened examination of the Core Strategy in March 2014 and confirmed that it is suitable, available and achievable. This was accepted by the Core Strategy examiner as a deliverable site as set out by the promoter.

This programme set out the various steps needed to progress an application and other infrastructure works etc. that were required in advance of housing completions. It then set out expected completions on an annual basis.

The report assumed that an application would be submitted in September 2014. The application has still not been submitted.

The site is now being brought forward by a different developer, who has been engaging actively with the Council and local community to bring forward an application. This is now expected to be submitted in June 2017.

The programme has therefore been adjusted, to accommodate these delays as set out in the Table below.

Joint position submitted to March 2014 Joint Core Strategy examination		Revised position by DDC – April 2015	Revised position by DDC - April 2016	Revised position by DDC - April 2017
March – July 2014	Carry out all outstanding investigations and finalise design matters required for preparation of planning application documents. Agree ES Scoping Report with Daventry District Council. Confirm all necessary submission requirements with Daventry District Council and enter into a Planning Performance Agreement with the authority. Agree Section 106 Heads of Terms for submission with the outline planning application.	March 2014 – December 2015	March 2014- July 2016	March 2014- May 2017
August 2014	Finalise, collate and print all necessary submission material, including Environmental Statement, Transport Assessment; Flood Risk Assessment; Foul and Surface Water Drainage Strategies, etc.	January 2016	August 2016	Jun 2017
September 2014	Submit an Outline Planning Application (including details of access).	February 2016	September 2016	June 2017

September- November 2014	Determination Period.	February 2016 – April 2017	September 2016- November 2017	June 2017- June 2018
December 2014	Outline planning permission granted. Note Challenge period.	May 2017	December 2017	Sep 2018
January- March 2015	Prepare and submit Reserved Matters application and details pursuant to clear planning Conditions, etc. Exercise Option and negotiate Land Price. Prepare and finalise Infrastructure Programme. Submit Building Regulations.	Jun-Aug 2017	January 2018 - March 2018	Nov 2018 – Jan 2019
June/July 2015	All Planning and Building Regulations Approvals obtained.	Nov/Dec 2017	June-July 2018	Apr - May 2019
August – January 2016	Ground works and initial Infrastructure.	Jan 2018/July 2018	Aug 2018 – Jan 2019	Jun – Nov 2019
February 2016	Commence house building.	Aug 2018	Feb 2019	Dec - 2019
September 2016	First dwelling completions.	March 2019	September 2019	August 2020
Delivery/rate of completions				
2016/17	50 dwellings	0	0	0
2017/18	150 dwellings	0	0	0
2018/19	150 dwellings	0	0	0
2019/20	200 dwellings	75	50	0
2020/21			100	40
2021/22				140

3 Moulton, south of Boughton Road

The Moulton neighbourhood plan (made December 2016) includes an allocation for approximately 125 dwellings on land to the south of Boughton Road. An outline application (DA/2016/1200) for this site was submitted on 5th January 2017. At the base date of this report the application had not been determined. On the basis that the application relates to an allocation in a 'made' plan, there is sufficient confidence that an application for housing on this site will be approved, and therefore it is appropriate to include it in this report.

Furthermore its inclusion in a 'made' neighbourhood plan confirms that it is suitable, available and achievable. In addition given the rate of completions of similar sized sites in Moulton there is no reason to suggest that the site will not come forward within the five year

period.

4 West Haddon, Neighbourhood Plan Sites.

The West Haddon Neighbourhood plan was 'made' in 2016 and includes three sites allocated for housing. One of these, at Elizabeth Road, has already been developed. The remaining two are included in this report as sites readily available for housing. Given their relatively small scale, it is considered that they will come forward in the next 5 years.

Appendix 3 Pro-forma for 2017 survey of developers

HOUSING LAND AVAILABILITY 2017

This form accompanies letter dated ? February 2017

Part 1 – Information provided by Daventry District Council

Site Address	
Address 1	
Address 2	
Parish	

Planning Application Details (if applicable)	
Reference Number:	
Date Application Determined:	
Date Application Expires (if no start made):	
Number of dwellings:	
Full/Reserved Matters/Outline	

DDC assumes that the build out rate for the above mentioned applications will be as set out in table 1 below:

Table 1 Assumed build – out rate for above mentioned applications

Year (Financial)	Number of Units	Notes
2016/17		
2017/18		
2018/19		
2019/20		
2020/21		
2021/22		
Remaining		
Total		

Part B – to be completed by the applicant/developer

Please Note that this response will be used in public documents.

Please indicate if table 1 above provides a realistic assumption of the delivery rate on this site:

Y/N (please circle)

Please add any comments:

If you have answered No please explain why below and provide an alternative assessment in table 2 below;

Table 2 Alternative suggested build-out rate provided by applicant/developer

Year (Financial)	Number of Units	Notes
2016/17		
2017/18		
2018/19		
2019/20		
2020/21		
2021/22		
Remaining		
Total		

Form completed by:

.....
(please print name and role in Company)

Appendix 4 – Completions

Completions 2011-2012									
Planning App	Address	Parish	Gross	Net	Garden Land	Windfall	Windfall No.	Windfall not garden land	Affordable Housing
DA/2009/0815	Land adj 1 Stoneway	Badby	3	3	N	Y	3	3	
DA/2011/0079	Three Gables	Boughton	1	0	N	Y	0	0	
DA/2009/0629	55 High Street	Braunston	3	3	N	Y	3	3	
DA/2009/0394	The Manor	Braunston	1	1	N	Y	1	1	
DA/2011/0237	36 The Knoll	Brixworth	1	1	Y	Y	1		
DA/2004/1475	Land adj to The Old Vine	Brixworth	1	1	N	Y	1	1	
DA/2009/0958	Land Adj Woodlands	Church Brampton	1	1	Y	Y	1		
DA/2008/1086	Land adj Almondbury	Church Brampton	1	1	Y	Y	1		
DA/2011/0779	The Kemps	Clipston	1	1	N	Y	1	1	
DA/2010/0051	Garden House	Creaton	1	0	N	Y	0	0	
DA/2008/0547	Barn at Creaton lodge farm	Creaton	1	1	N	Y	1	1	
DA/2010/0524	New number: 18	Crick	1	1	Y	Y	1		
DA/2010/0638	23 Church Street	Crick	1	1	N	Y	1	1	
DA/2009/0947	Land Adj 26 Boat Horse Lane	Crick	1	1	Y	Y	1		
WN/2007/0123	Middlemore	Daventry	10	10	N	N			
DA/2008/0392	Site 6 Middlemore	Daventry	7	7	N	N			3
WN/2009/0163	Royal Gardens	Daventry	27	27	N	Y	27	27	11
DA/2009/0979	Henry Smith House	Daventry	2	1	N	Y	1	1	1
WN/2008/0123	Site 6	Daventry	7	7	N	N			
DA/2010/0732	7 Sheaf Street	Daventry	1	1	N	Y	1	1	
DA/2010/0878	36 High Street	Daventry	3	3	N	Y	3	3	
DA/2010/0347	31 St Catherines Close	Daventry	1	1	Y	Y	1		
DA/2009/0841	Mountbatten House	Daventry	3	2	N	Y	2	2	3
DA/2010/0450	Maple Cottage	East Haddon	1	1	Y	Y	1		
DA/2010/0519	Tythe Farm	East Haddon	1	1	N	Y	1	1	
DA/2011/0530	Ryehills Barn	East Haddon	1	1	N	Y	1	1	
DA/2012/0070	Grange Farm	East Haddon	1	1	N	Y	1	1	
DA/2009/0251	Chapel of Rest	Everdon	1	1	N	Y	1	1	
DA/2011/0224	Little Oxendon Farm	Great Oxendon	1	1	N	Y	1	1	
DA/2008/0228	9 Clipston Lane	Great Oxendon	1	1	N	Y	1	1	
DA/2009/0886	New address: "Mud Barn"	Guilsborough	1	1	N	Y	1	1	
DA/2009/0113	Glebelands	Guilsborough	1	1	Y	Y	1		
DA/2007/0849	Clint Hill Farm	Hanging Houghton	6	6	N	Y	6	6	
DA/2010/0237	Land off Walgrave Road	Hannington	6	6	N	Y	6	6	6
DA/2011/0968	The Old Barley Mow	Hellidon	1	1	N	Y	1	1	
DA/2008/0113	Land rear of 24 Rugby Road	Kilsby	1	1	Y	Y	1		
DA/2004/1092	The Barn	Kilsby	1	1	N	Y	1	1	
DA/2010/0479	Land rear of 22 Rugby Road	Kilsby	1	1	Y	Y	1		
DA/2008/0258	Land to rear of Laurelcroft	Kilsby	1	1	Y	Y	1		
DA/2010/1010	N 4 - Bay Tree Cottage	Lilbourne	1	1	Y	Y	1		
DA/2010/0298	Land At White House Farm,	Lilbourne	10	10	N	Y	10	10	
DA/2008/1070	PHI Design Ltd	Long Buckby	3	3	N	Y	3	3	
DA/2009/0991	Greenhill Court	Long Buckby	2	1	N	Y	1	1	1
DA/2010/0956	Bridge Cottage	Long Buckby	1	0	N	Y	0	0	
DA/2010/0261	Land r/o 36 High Street	Long Buckby	2	2	N	Y	2	2	
DA/2007/0445	Land adj. 9a Park View	Moulton	1	1	Y	Y	1		
DA/2009/0598	Garden Adjoining Ivydene	Naseby	1	1	Y	Y	1		
DA/2011/0334	The Old Post Office	Naseby	1	1	N	Y	1	1	
DA/2008/0511	Farm buildings	Norton	2	2	N	Y	2	2	
DA/2006/0851	62 Sywell Road	Overstone	1	0	N	Y	0	0	
DA/2010/1035	New name: The Lindens	Pitsford	1	1	Y	Y	1		
DA/2009/0273	West Farmhouse	Preston Capes	1	0	N	Y	0	0	
DA/2009/0994	Old Union Chapel	Sibbertoft	1	1	N	Y	1	1	
DA/2010/0543	Land to the rear of Levens	Spratton	3	3	Y	Y	3		
DA/2010/0895	Rear of 11 - 13 Welford Road	Spratton	1	1	Y	Y	1		
DA/2011/0187	Land adj 1 Orchard Close	Spratton	1	1	Y	Y	1		
DA/2011/0631	Welford Grange Farm	Sulby	1	1	N	Y	1	1	
DA/2005/0286	Newlands Lodge	Walgrave	1	1	N	Y	1	1	
DA/2006/0410	Manor Farm	Weedon	5	4	N	Y	4	4	
DA/2010/0168	Land Adj 2 Queens Park	Weedon	1	1	Y	Y	1		
DA/2006/1019	Former abattoir 1	Weedon	2	2	N	Y	2	2	
DA/2006/0275	Land to rear of	Weedon	1	1	N	Y	1	1	
DA/2010/0404	7 Ashby Road	Welton	1	1	N	Y	1	1	
DA/2009/0625	Roughmoor Grounds	Whilton	1	0	N	Y	0	0	
DA/2010/0561	Bungalow Farm	Woodford Halse	1	0	N	Y	0	0	
DA/2009/0142	Hinton Manor Court	Woodford Halse	4	4	N	Y	4	4	
Total			156	145			121	100	25

Completions 2012-2013									
Planning App	Address	Parish	Gross	Net	Garden Land	Windfall	Windfall No.	Windfall not garden land	Affordable Housing
DA/2011/0041	Foxhill Farm, Badby Road West	Badby	1	0	N	Y	0	0	
DA/2010/0014	8 & 10 The Green	Barby	2	0	N	Y	0	0	
DA/2006/1222	Land adj Strafford Cottage	Boughton	1	1	N	Y	1	1	
DA/2010/0161	75 Northampton Road	Brixworth	6	5	N	Y	5	5	
DA/2011/0426	12 Fessey Road	Byfield	1	1	N	Y	1	1	
DA/2011/1032	Land at 5 Council Houses	Charwelton	1	1	N	Y	1	1	
DA/2011/1041	The Barn, Reservoir Farm	Cold Ashby	1	1	N	Y	1	1	
DA/2012/0387	The Old Bakehouse, Crabtree Lane	Cold Ashby	1	1	N	Y	1	1	
DA/2011/0046	11 Well Hill Close	Crick	1	1	N	Y	1	1	
DA/2009/0810	8 The Marsh	Crick	1	0	N	Y	0	0	
DA/2012/0200	58a Main Road	Crick	2	1	N	Y	1	1	
DA/2010/0091	6 & 7 Prince William Walk	Daventry	2	1	N	Y	1	1	
DA/2012/0622	18 Badby Road	Daventry	1	1	N	Y	1	1	
DA/2008/0803	Land adj Lake House, Harborough Rd	Great Oxendon	1	1	Y	Y	1		
DA/2010/0983	Little Four Acres, The Green	Guilsborough	1	1	Y	Y	1		
DA/2011/0709	11 & 15 Malt Mill Close	Kilsby	1	1	N	Y	1	1	
DA/2010/1025	Ryehill Lodge	Long Buckby	1	0	N	Y	0	0	
DA/2010/0320	Barns Adj Chard House	Long Buckby	2	2	N	Y	2	2	
DA/2011/0682	Land to rear of East Street	Long Buckby	5	5	Y	Y	5		
DA/2008/1070	Miles Lane	Long Buckby	2	2	N	Y	2	2	
DA/2012/0835	87 Park View	Moulton	1	1	Y	Y	1		
DA/2011/0765	Land adj 15 Newlands	Naseby	1	1	Y	Y	1		
DA/2010/0362	Land adj Dunster,	Newnham	1	1	Y	Y	1		
DA/2008/0896	Checkleys Barn, Daventry Rd	Newnham	1	1	N	Y	1	1	
DA/2011/0023	Beech House, Preston Capes Rd	Newnham	1	1	Y	Y	1		
DA/2009/0985	Stoneacres, Overstone Park	Overstone	1	1	N	Y	1	1	
DA/2011/0660	Kildonan, The Hollow	Ravensthorpe	1	0	N	Y	0	0	
DA/2012/0662	The Duck Shed	Ravensthorpe	1	1	N	Y	1	1	
DA/2012/0123	The Old Forge, Teeton Rd	Ravensthorpe	1	1	N	Y	1	1	
DA/1989/1429	Botany Farm, West Haddon Road	Ravensthorpe	1	1	N	Y	1	1	
DA/2009/0493	The Paddocks, Naseby Road	Sibbertoft	1	0	N	Y	0	0	
DA/2011/0003	Broomhill Hotel	Spratton	1	1	N	Y	1	1	
DA/2010/0811	Former CBL Site, Daventry Rd	Staverton	2	2	N	Y	2	2	
DA/2011/0113	Plot 7 adj Newlands Lodge	Walgrave	1	1	Y	Y	1		
DA/2008/0456	Barns at MaNr Farm	Weedon	4	4	N	Y	4	4	
DA/2007/1437	Bluebell Cottage, 55 - 57 West St	Weedon	1	1	N	Y	1	1	
DA/2011/0227	24 - 30 Queen Street	Weedon	11	7	N	Y	7	7	7
DA/2011/0248	Former Dowding Mills	Weedon	34	34	N	Y	34	34	11
DA/2009/0308	Welford Lodge Bungalow	Welford	1	0	N	Y	0	0	
DA/2010/0934	55 High Street	Welford	2	1	N	Y	1	1	
DA/2010/0726	24 West End	Welford	1	0	N	Y	0	0	
DA/2012/0259	Doctors Barn, Northampton Road	Welford	1	1	N	Y	1	1	
DA/2012/0023	The Shambles. 2 West End	West Haddon	1	1	N	Y	1	1	
DA/2011/0257	31 - 37 Adams Road	Woodford	11	7	N	Y	7	7	9
DA/2011/0228	1 - 3 Adams Road	Woodford	4	2	N	Y	2	2	
DA/2012/0173	83 High Street	Yelvertoft	2	1	N	Y	1	1	
Total			122	98			98	86	27

Completions 2014-2015									
Planning App	Address	Parish	Gross	Net	Garden Land	Windfall	Windfall	Windfall not garden land	Affordable Housing
2011/0712	Barns at the Old Barn	Badby	1	1	N	Y	1	1	
2013/0987	Land adj the Lawns, Moulton Lane	Boughton	1	1	N	Y	1	1	
2011/0367	Adj 29 Church Street	Braunston	1	1	N	Y	1	1	
2013/1000	The Gables, The Wharf	Braunston	2	1	N	Y	1	1	
2013/0334	Land east of Northampton Road	Brixworth	53	53	N	N			14
2012/0253	Adj 14 Banbury Lane	Byfield	1	1	Y	Y	1		
2013/0437	3 High Street	Byfield	1	1	N	Y	1	1	
2012/0382	Thistledome, Banbury Road	Charwelton	7	5	N	Y	5	5	
2013/0905	Hollingwood House	Charwelton	1	0	N	Y	0	0	
2012/0581	Laurel House	Charwelton	1	0	N	Y	0	0	
2007/0877	Jayswood	Church Brampton	3	2	N	Y	2	2	
2013/0410	The Old Red Lion	Clipston	3	3	N	Y	3	3	
2014/0111	Main Road	Crick	3	3	N	N			
2013/0059	Fallowfields	Crick	28	28	N	N			7
2012/0877	Monksmoor, Phase 1	Daventry	65	65	N	N			21
2013/0084	Middlemore 8 and 9	Daventry	58	58	N	N			10
2013/0171	51 Jubilee Road	Daventry	1	1	Y	Y	1		
2014/0036	Stonewalls	Dodford	1	0	N	Y	0	0	
2013/0976	Former BT Buildings	Dodford	1	1	N	Y	1	1	
2013/0362	42 Main Street	East Haddon	3	1	N	Y	1	1	
2012/0673	2 Pansion row	Farthingstone	1	1	N	Y	1	1	
2010/0359	Land adj 3 Hillside	Flore	1	1	Y	Y	1		
2012/0260	123 High Street	Flore	1	1	N	Y	1	1	
2009/0529	Land at Whitegates	Great Oxenden	1	1	Y	Y	1		
2010/0590	4 Main Street	Great Oxenden	3	2	Y	Y	2		
2013/0085	Plot 1 The Lannet	Guilsborough	1	1	Y	Y	1		
2013/0086	Plot 2 The Lannet	Guilsborough	1	1	Y	Y	1		
2012/0642	Land adj White Cottage	Guilsborough	1	1	Y	Y	1		
2010/0299	Fair Rising	Hellidon	1	0	N	Y	0	0	
2013/0154	Land adj Hophorne Farm	Kilsby	1	1	N	Y	1	1	
2012/0309	Lasalign Site	Kilsby	3	3	N	Y	3	3	
2014/0128	29 Velvetoft Road	Lilbourne	2	2	N	Y	2	2	
2013/0529	West of Station Road	Long Buckby	13	13	N	N			2
2014/0733	21 West Street	Long Buckby	1	1	N	Y	1	1	
2013/0576	6 Berryfield	Long Buckby	1	1	Y	Y	1		
2013/0413	School Farmhouse	Maidwell	1	1	N	Y	1	1	
2013/0477	Home Farm	Marston Trussell	1	0	N	Y	0	0	
2011/0945	North of Boughton Road	Moulton	16	16	N	N			9
2012/0411	24 High Street	Moulton	2	2	N	Y	2	2	
2014/0612	Alibone Close	Moulton	4	4	N	Y	4	4	
2012/0578	Sandy Hill Lane	Moulton	42	42	N	N			8
2013/0431	East of Northampton Lane North	Moulton	5	5	N	N			
2013/0315	Land r/o 43 Ashley Lane	Moulton	1	1	N	Y	1	1	
2002/1275	Manor Farm Buildings	Naseby	4	4	N	Y	4	4	
2012/0680	Land off Thornby Road	Naseby	8	8	N	Y	8	8	
2014/0412	Land at 5 Badby Road	Newnham	1	1	Y	Y	1	0	
2013/0471	51 High Street	Ravensthorpe	1	1	N	Y	1	1	
2014/0332	The Old Forge	Sulby	1	0	N	Y	0	0	
2012/0737	IBEX House, High Street	Spratton	11	11	N	Y	11	11	
2011/0986	plot 5 Newland Lodge	Walgrave	1	1	N	Y	1	1	
2013/0109	Land at Holme Holdings, Kettering Road	Walgrave	11	11	N	Y	11	11	11
2013/0486	Land at Highfield Sheldons Lane	Walgrave	1	1	Y	Y	1		
2011/0594	Home Farm	Welford	1	1	N	Y	1	1	
2011/1048	Globe Hotel	Weedon	6	6	N	Y	6	6	
2013/0136	Bungalow Farm	West Haddon	1	0	N	Y	0	0	
2013/0963	Dovecote Barn	West Haddon	1	1	N	Y	1	1	
2001/1187	r/o The Barn Hinton Manor Court	Woodford	1	1	N	Y	1	1	
2010/0521	St Josephs Church	Woodford	2	2	N	Y	2	2	
2013/0527	The Lodge, 6 Quinton Lane	Woodford	1	1	N	Y	1	1	
2014/0514	1 Gorse Road	Woodford	2	2	Y	Y	2		
Total			393	379			96	82	82

Completions 2015-2016									
Planning App	Address	Parish	Gross	Net	Garden Land	Windfall Y/N	Windfall No.	Windfall not garden land	Affordable
2014/0587	Short Lodge, Oxenden Road	Arthingworth	2	1	Y	Y	1	0	0
2014/1019	Land adj the Bungalow, Oxdenden Rd	Arthingworth	1	1	Y	Y	1	0	0
2014/0442	Land rear of Bridge House	Badby	1	1	Y	Y	1	0	0
2014/0343	Land adj Corner Cottage, Old Road	Braunston	1	1	Y	Y	1	0	0
2014/0408	Land r/o 34-36 High Street	Braunston	1	1	Y	Y	1	0	0
2014/0500	Land adj Boxwood House	Braunston	1	1	Y	Y	1	0	0
2013/0334	East of Northampton Road	Brixworth	54	54	N	N	0	0	0
2014/0982	12 Woodsfield	Brixworth	1	1	Y	Y	1	0	0
2014/0142	Land to south of clock meadow	Byfield	15	15	N	Y	15	15	4
2014/1039	Land between 25 and 31 The Twistle	Byfield	1	1	N	Y	1	1	0
2012/0382	Land at Thistledome	Charwelton	2	2	N	Y	2	2	0
2013/0410	The Old Red Lion	Clipston	1	1	N	Y	1	1	0
2014/0109	The Old Red Lion	Clipston	1	0	N	Y	0	0	0
2012/0909	24 Yelvertoft Road	Crick	3	2	Y	Y	2	0	0
2014/0111	Main Road	Crick	34	34	N	N	0	0	15
2013/0059	Fallowfields	Crick	22	22	N	N	0	0	10
2014/0717	Land off Fallowfields	Crick	4	4	N	N	0	0	0
2014/0453	Foxholes Garage, West Haddon Road	Crick	1	1	N	Y	1	1	0
2015/0153	21 Main Road	Crick	1	1	Y	Y	1	0	0
2014/0004	10 Boathouse Lane	Crick	3	2	Y	Y	2	0	0
2012/0877	Monkmoor Phase 1	Daventry	86	86	N	N	0	0	19
2014/0638	Monkmoor Phase 2	Daventry	12	12	N	N	0	0	0
2012/0300	Former electricity Sub-station Tennyson Road	Daventry	2	2	N	Y	2	2	0
2015/0313	Surestart Centre 10-14 Benbow Close	Daventry	3	3	N	Y	3	3	0
2010/0896	Materan House	Daventry	4	4	N	Y	4	4	0
2014/0423	27A High Street	Daventry	1	1	N	Y	1	1	0
2014/0389	31 High Street	Daventry	4	4	N	Y	4	4	0
2015/0697	4 Badby Road	Daventry	1	1	N	Y	1	1	0
2015/0047	Dipmans Lodge Farm	East Haddon	1	1	N	Y	1	1	0
2014/1125	The Tithe House	Everdon	1	1	N	Y	1	1	0
2013/0729	5 Bricketts Lane	Flore	1	1	Y	Y	1	0	0
2014/0590	Land at Sargeants Yard	Holcot	1	1	N	Y	1	1	0
2011/0232	48 Moulton Road	Holcot	1	0	N	Y	0	0	0
2013/0055	9 MaNr road	Kilsby	1	1	Y	Y	1	0	0
2012/0309	Lasalign Site	Kilsby	8	8	N	Y	8	8	0
2011/0788	Clint Hill Farm	Lampport	1	1	N	Y	1	1	0
2013/0529	West of Station Road	Long Buckby	62	62	N	N	0	0	29
2013/0115	Former Admiral Rodney 75 High St	Long Buckby	3	2	N	Y	2	2	0
2014/0107	8 Berryfield	Long Buckby	1	1	Y	Y	1	0	0
2014/0753	Sun Inn	Marston Trussell	1	0	N	Y	0	0	0
2012/0578	Sandy Hill Lane	Moulton	48	48	N	N	0	0	8
2013/0431	Northampton Lane North	Moulton	38	38	N	N	0	0	0
2014/0612	Alibone close	Moulton	12	12	N	Y	12	12	5
2013/0042	Moulton Grange Farm	Moulton	1	1	N	Y	1	1	0
2012/0596	28 Nutcote	Naseby	5	4	N	Y	4	4	0
2014/0191	Barn at Crabtree Farm	Newnham	1	1	N	Y	1	1	0
2014/0649	Manor Farm, Bakers Lane	Norton	1	1	Y	Y	1	0	0
2014/0401	22 Woodlands Ave	Overstone	1	0	N	Y	0	0	0
2011/0982	10 Brixworth Road	Spratton	1	1	Y	Y	1	0	0
2015/0073	Land adj 19 High Street	Spratton	1	1	N	Y	1	1	0
2008/1057	Staverton Hill Farm	Staverton	1	0	N	Y	0	0	0
2015/0091	Dairy Farm, Welford Road	Thornby	1	1	N	Y	1	1	0
2014/0835	April Cottage, Zion Hill	Walgrave	5	5	N	Y	5	5	0
2013/0274	Land at Langholme	Walgrave	1	1	Y	Y	1	0	0
2012/0903	Land adj 10 Woodbine Cottages	Walgrave	1	1	N	Y	1	1	0
2014/0431	Former Conservative Club	Weedon	3	3	N	Y	3	3	0
2013/0211	42a West End	Welford	1	1	N	Y	1	1	0
2013/0971	Watts Lodge Farm	Welford	1	1	N	Y	1	1	0
2014/0261	Welton Brook	Welton	1	0	Y	Y	0	0	0
2015/0305	15 Guilsborough Road	West Haddon	4	4	N	Y	4	4	0
2014/0941	Land off Pritchard Close	West Haddon	1	1	N	Y	1	1	0
2014/0452	Land off Pritchard Close	West Haddon	3	3	N	Y	3	3	0
2015/0144	Home Farm, Foxhill Road	West Haddon	2	2	N	Y	2	2	0
2014/0110	Byfield Road	Woodford Halse	14	14	N	N	0	0	0
2014/0061	Land at the Poplars, Quinton Lane	Woodford Halse	1	1	Y	Y	1	0	0
Total			494	483	0		109	90	90

