Update Note on 5 Year Land supply (As at April 2014)

The Council published a full report on housing land supply as at 1st April 2014. The report identified a supply of 5.2 years.

This supply has been tested at recent appeals and Inspectors have concluded that the Council cannot demonstrate a 5 year supply.

Having regard to these decisions, the Council has revised its supply to 4.7 years as follows:

		Position in 2014 HLA report	**Council's Current Position**
A	Housing Requirement 2014/15 -2018/19 (West Northants JCS trajectory) See appendix G of this proof for details	2427	2427
	Plus 20% as required by NPPF	+ 485	+ 485
B	Total Requirement 2014-19	2912	2912
	Annualised Requirement (2912/5)	582	582
C	Supply of deliverable sites (Total from Table 2)		
	Sites with the benefit of planning permission	1998	1984
	Other sites expected to come forward:		
	Daventry Sites 3 and 6 50		50
	Daventry NE SUE 350		200
	Daventry 7 and 8 100		100
	Daventry, Badby Road 150		0
	Moulton, Sandy Hill Lane 85		85
	Welford, south of Newlands Road 38		38
	773		
		773	473
D	Expected contribution from windfall sites (see table 3 - 90 x 3)	270	270
E	Deliverable Supply (C+D)	3041	2727
F	**Number of Years Supply** E/582 (Annualised requirement in row B)	**5.2 Years**	**4.68 Years**