



**Settlements and Countryside  
Local Plan (Part 2) for Daventry  
District**

**Housing Background Paper**

**Version 3 (HOU1)**

**December 2018**

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## **1. Introduction - Purpose of document**

- 1.1 This document forms part of the technical evidence base that informs the Part 2 Settlements and Countryside Local Plan. It is one of a number of background papers that are being prepared to provide information about issues that are dealt with in the Council's Part 2 Settlements and Countryside Local Plan. It sets out the current national and local policy context and guidance relating to the provision of housing. The provision of a suitable range and amount of housing is a key requirement and objective of the plan.
- 1.2 This background paper should be read alongside other background papers, in particular the Site Selection Background paper which sets out why the proposed allocations were selected and the alternative sites discounted.
- 1.3 This background paper has been produced to sit alongside the Proposed Submission plan.

## **2. Structure of this document**

- 2.1 Section 3 sets out the context, including an overview of key national and local policies and the implications for the Part 2 Local Plan and how they've been addressed. Section 4 sets out what consultation has taken place.
- 2.2 Section 5 sets out the key pieces of evidence that have been collated and identifies how these have been addressed in the Part 2 Local Plan.
- 2.3 Section 6 identifies housing delivery over the plan period so far and sets out the housing trajectory.

### **3. National and Local Policy Context including changes to legislation**

#### **National Planning Policy Framework (March 2012)**

- 3.1 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should significantly boost the supply of housing by using their evidence base to ensure their plan meets the full objectively assessed need for market and affordable housing and delivering a wide choice of high quality homes (chapter 6). Meeting the objectively identified housing needs for an area is stated as one of the 12 core land use planning principles to be used in both plan-making and decision-taking.
- 3.2 To help achieve the above, local planning authorities are required to identify and maintain a supply of specific deliverable sites to provide five years' worth of housing against identified housing requirements and to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible for years 11-15. To evidence this, a housing trajectory for the plan period is required along with a housing implementation strategy to describe how the five year supply of housing land will be delivered.
- 3.3 Local planning authorities are also required to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To deliver these requirements the Council will need to:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;
  - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
  - where they have identified that affordable housing is needed, set policies for meeting this need.
- 3.4 When considering the sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (NPPF, para.55).

#### ***Implications for the Part 2 Local Plan and how they've been addressed***

The plan will need to include be accompanied by a housing trajectory and also a housing implementation strategy. The latter will need to consider a policy approach for maintaining a five year housing land supply position.

The housing trajectory is set out in section 6 and also included as an appendix to the proposed submission plan. The Housing Implementation Strategy is available on the Councils website.

Ensure there is a robust evidence base that covers the size, type, tenure and range of housing required to meet need.

An update to the Objectively Assessed Needs (OAN) has been carried out as set out in section 5.

### **National Planning Practice Guidance**

3.5 The National Planning Practice Guidance (NPPG) contains a number of sections on plan making to deliver various types of housing provision. This includes the following:

#### Starter Homes

3.6 The NPPG requires local planning authorities to work in a positive and proactive way with landowners and developers to secure a supply of land suitable for Starter Home exception sites. Starter Homes exception sites are expected to be on land that has been in commercial or industrial use, and which is has not currently been identified for residential development.

3.7 The NPPG also states that where applications for Starter Homes come forward on such exception sites, they should be approved, unless the local planning authority can demonstrate that there are overriding conflicts with the National Planning Policy Framework that cannot be mitigated.

#### Rural Housing

3.8 The NPPG comments that all settlements can play a role in delivering sustainable development in rural areas. The guidance therefore states that blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided, unless their use can be supported by robust evidence.

### **Self-build and Custom Housebuilding**

3.9 Self and custom build housing is housing built by individuals or groups for their own use, either by building the home on their own or by working with builders. The Government is promoting this type of homebuilding, and is seeking local authority

assistance by placing a duty on local authorities to maintain a register of interest through the Self-Build and Custom Housebuilding Act 2015, and subsequently a duty to grant sufficient planning permissions for self-build and custom housebuilding to meet this demand. The Council is currently maintaining such a register and further information can be found on the website<sup>1</sup>.

## **Housing and Planning Act 2016**

### Starter Homes

3.10 The Act includes a duty for local planning authorities (LPAs) to promote the supply of starter homes within their relevant planning functions. Information regarding LPAs carrying out their functions in relation to starter homes must also be documented in monitoring reports.

### Self-build

3.11 The Act includes a duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area. The demand for self-build and custom housebuilding arising in an authority's area, in a base period, is evidenced by the number of entries added to the register kept by the authority during that period.

### ***Implications for the Part 2 Local Plan and how they've been addressed***

Provide guidance on self-build and custom housebuilding

The Local Plan includes a policy regarding self-build and custom housebuilding to provide design code guidance for applications of more than one dwelling

## **Local Policies (Development plan)**

### **West Northamptonshire Joint Core Strategy (December 2014)**

3.12 The key policies of relevance to housing are:

Policy S3: Scale and Distribution of Housing Development

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<sup>1</sup> Self and Custom Housebuilding Register available at:

The West Northamptonshire Joint Core Strategy (WNJCS) states that a key objective of the plan is to provide a range of housing directed to the most sustainable locations. For Daventry District this means that most housing development will be located in and adjoining Daventry town, and on the fringe of Northampton.

The WNJCS sets out a housing requirement for Daventry District between 2011 and 2029. Policy S3 states that around 12,730 dwellings are required for the District as a whole, with around 4,620 to come forward within Daventry town, around 5,750 within the part of the Northampton Related Development Area (NRDA) in Daventry District, and around 2,360 within Daventry's rural areas.

#### Policy S5 – Sustainable Urban Extensions & Policy D3 – Daventry North East Sustainable Urban Extension

Policy S5 identifies Sustainable Urban Extensions (SUE's) at Daventry town and the Northampton Related Development Area (as well as Towcester and Brackley) in order to meet the housing need, along with other commitments.

Land to the north east of Daventry has been identified for a SUE for a minimum of 2,600 dwellings. The WNJCS states that the SUE will be phased over the plan period and beyond. Policy D3 of the JCS provides a more detailed outline of what the SUE will make provision for.

#### Policy H1 – Housing Density and Mix and Type of Dwellings

The policy seeks to ensure that an appropriate mix of housing is provided which reflects the needs of existing and future households having regard to the evidence provided by the Strategic Housing Market Assessment. This includes providing accommodation for different groups including the needs of older people and vulnerable groups.

#### Policy H2 – Affordable Housing

Policy H2 sets out the percentage requirements and site size thresholds for the on-site provision of affordable housing. The JCS states that the full proportion of affordable housing, as set out in Policy H2, will be expected to be delivered on each site unless a viability assessment clearly demonstrates that it cannot be delivered.

#### Policy H3 – Rural Exception Sites

The policy sets out provision for exception sites in rural areas to secure the delivery of affordable housing. The policy sets out criteria which must be met in all cases and states that some element of market housing may be included if it is essential to the delivery of the affordable housing.

#### Policy H4 – Sustainable Housing

The policy requires residential developments to meet the requirements of the Lifetime Homes Standard which had been incorporated within the now withdrawn Code for Sustainable Homes requirements.

#### Policy H5 – Managing the Existing Housing Stock

This aims to manage and safeguard the existing housing stock within the plan area.

#### Policy R1 – Spatial Strategy for the Rural Areas

The policy expands further on the rural housing requirement as set out within Policy S3. Daventry District Council's 2017 Housing Land Availability Report confirms that requirement has been exceeded through permissions, completions and allocations (in Neighbourhood Plans), as at 1<sup>st</sup> April the requirement of 2,360 dwellings has been exceeded by 520 dwellings. Policy R1 states that once the rural housing requirement has been met, proposals for further housing development will be required to demonstrate how they meet a series of additional planning criteria.

### **Saved Local Plan policies**

3.13 A number of policies from the 1997 Local Plan were saved in 2007. Policies relevant to housing are as follows:

Policy HS4 – Land in the northern area of Daventry as identified on the proposals map (Daventry Inset).

Policy HS6 – Development on sites outside of the existing built up areas of Daventry.

Policy HS9 – Residential use of upper floors in commercial buildings within the town centre.

Policy HS11 – Residential development within limited development villages.

Policy HS14 – Residential development at Brixworth.

Policy HS16 – Residential development at Crick.

Policy HS18 – Residential development at Long Buckby.

Policy HS21 – Residential development at West Haddon.

Policy HS22 – Residential development in restricted infill villages.

Policy HS23 – Residential development in restraint villages.



Policy HS24 – Residential development in the open countryside.

Policy HS33 – Residential caravans, mobile homes and chalets.

Policy HS34 – Residential canal moorings.

Policy HS36 – Backland development.

- 3.14 These policies will be replaced when the Settlements and Countryside plan is adopted.

### **Neighbourhood Development Plans**

- 3.15 As at July 2018, 11 Neighbourhood Development Plans have been made across the District<sup>2</sup>. These are listed as follows;

- Barby & Onley Neighbourhood Development Plan
- Braunston Neighbourhood Development Plan
- Brixworth Neighbourhood Development Plan
- Crick Village Neighbourhood Development Plan
- Flore Neighbourhood Development Plan
- Kilsby Neighbourhood Development Plan
- Moulton Neighbourhood Development Plan
- Spratton Neighbourhood Development Plan
- Welford Neighbourhood Development Plan
- West Haddon Neighbourhood Development Plan
- Woodford cum Membris Neighbourhood Development Plan

- 3.16 It will be important to ensure that on matters that shape housing delivery future neighbourhood plans complement and align to the Part 2 Local Plan wherever possible.

### **Daventry District Council Corporate Strategic Plan 2017 - 2020**

- 3.17 This document sets out four objectives that support the Council's vision. The document does not form part of the development plan. The objectives are:

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<sup>2</sup> Made Neighbourhood Plans in Daventry District. Available at <https://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/made-neighbourhood-development-plans/>

- Improve our business economy
- Protect and enhance our environment
- Healthy, safe and strong communities
- Efficient and effective Council

3.18 Identified priorities and measures underpin the objectives. In the context of housing; the third objective, 'Promote Healthy, Safe and Strong Communities and Individuals' is relevant to this paper. Under this objective, Priority H3 aims to ensure 'People have the housing they need'. One measurement is relevant:

- H3.2 – Number of new homes delivered to meet population growth.

***Implications for the Part 2 Local Plan and how they've been addressed***

Actively support and encourage a sufficient level of housing development to meet population growth and affordable housing need.

Addressed through various policies relating to housing and the settlement hierarchy.

## **4. Responses to previous consultations**

### **Settlements and Countryside Local Plan (Part 2a) Issues and Options Consultation 2016**

#### **Issue 13 – Daventry Town Housing**

- There was no overall consensus regarding which option(s) would be the most suitable for the expansion of Daventry town. A range of arguments were put forward for and against all of the options. The development industry emphasised the need for flexibility in any future site selection process by ensuring that a range of locations and site sizes are considered. Additional infrastructure capacity testing was highlighted by some infrastructure providers (i.e. Anglian Water and Highways England). A small number of individuals and Parish Council's also supported consolidation within Daventry town.

#### **Issue 15 – Specialist Accommodation**

- There was no overall consensus regarding which option(s) would be the most appropriate. Some comments argued for the greater level of flexibility provided by Option C (site by site negotiations), whilst others felt that the certainty provided by Option A (land allocations) and B (development thresholds) would be more appropriate.

#### **Issue 22 – Policy R1**

- Converse views have been submitted regarding the need to expand upon policy R1. Some felt that the policy is already too long and provides sufficient detail, whilst others considered that additional detail is needed (particularly with regards to the definition of an 'environmental improvement'). The development industry expressed concerns that the existing policy (and any subsequent criteria) could be used to prevent any further development coming forward during the plan period within the rural areas.

#### **Issue 51 – Design**

- A range of issues were expressed both for and against additional provision regarding design. The development industry felt that there was currently a strong enough policy guidance provided by the JCS and NPPF. Caution was expressed over any additional policies which could be too prescriptive and therefore in conflict with the NPPF. Some other stakeholders felt that further emphasis should be placed on protecting settlement character, reference to independent design guides, guidelines on self-build homes and promotion of green infrastructure networks.

### **Issue 52 – Density**

- A limited number of responses stated that overly prescriptive policies should be avoided and that densities should be considered on a site by site basis.

### **Issue 53 – Residential Gardens**

- A limited number of responses agreed with the policy but suggested stronger wording to prevent inappropriate development.

### **Issue 55 – Self Build**

- Roughly half of the respondents felt that the threshold of 500 dwellings to require a proportion of self build plots is too high. A small number of respondents stated that further design guidance should be provided for self builds.

### **Issue 56 – Starter Homes**

- A number of representations stated that it was not currently possible to comment on this question as the details of the emerging Housing SPD were not known and that any policy should reflect the Government’s emerging policy on the subject.

## **Settlements and Countryside Local Plan Issues Paper Consultation 2012**

### **Daventry Town**

- There were mixed feelings about allocating further residential development in the south east of the town.

### **The Rural Settlements**

- The vast majority of respondents agreed that most new development should be in the villages that have access to the best range of services and facilities, rather than evenly distributed across the district.
- Most respondents strongly agreed that any development should be limited to within the village confines rather than on the periphery of the village, though quite a few took the opposing view. They argued that overdevelopment within confines was destroying the character of the village. Providing it was well designed, they felt that any new development should be on the periphery.

## **Gypsies, Travellers and Travelling Showpeople Local Plan (Part 2b) Issues and Options Consultation 2016**

### **Issue 1 – Site Allocation**

- The majority of respondents felt that all sites should be allocated within the local plan Part 2b and not come through the development management process

### **Issue 2 – Policy H6 Site Criteria**

- It was the general consensus amongst all respondents that nothing further was required in relation to the Criteria already contained in the JCS and the Site Design Criteria.

### **Issue 3 – Site Size (Gypsy and Travellers)**

- The majority of respondents felt that sites should be limited to 4-6 pitches with some saying a maximum of 10 pitches would be an appropriate size. It was also felt that the pitches should be for one family rather than a number of individual families to avoid conflict and domination of one over another. A suggestion was made which would mean permission could be given for a small number of pitches with the proviso that should the family need to expand due to their own circumstances, the site could be extended to a relevant number.

### **Issue 4 – Site location (Gypsy and Travellers)**

- There were mixed feelings amongst the respondents on whether existing Gypsy and Traveller sites in Daventry should be extended or if new sites should be found. Some felt that larger sites were not easy to control citing Justin Park as an example. Others made observations that the concentration of sites would be to the north of the district suggesting an even spread across the district would be more appropriate.

### **Issue 5 – Site Tenure**

- The majority of respondents felt that the sites should be managed by the Local Authority or a Registered Provider. Others felt a varied approach could be taken.

### **Issue 6 – Emergency Stopping Places**

- A large number of respondents stated that emergency stopping places should contain between 1-4 pitches.

### **Issue 7 – Mixed Planning use Traveller Sites**

- The majority of respondents did not consider it necessary for the Local Plan Part 2b to include an additional policy on mixed use traveller sites.

### **Issue 8 – Site Allocation (Travelling Showpeople)**

- There was an even split between those respondents who thought that existing Travelling Showpeople sites should be extended and those who thought an additional site should be found near Woodford Halse. Others felt that an additional site did not need to be in close proximity to Woodford Halse and could be found anywhere in the district.

### **Issue 9 – Rural Areas and Countryside**

- Most respondents agreed with the approach set out in national Policy C of Planning Policy for Travellers Sites when allocating sites and thought a development management policy which embeds the principle of dealing with any other sites should be included.

### **Issue 10 – Rural Exception Sites**

- The majority of applicants did not think it was necessary to include a specific policy on Rural Exception Sites.

### **Issue 11 – Major Development Sites**

- Nearly all the respondents felt that developers should provide commuted sums where provision for Gypsy and Traveller pitches cannot be made on a major development.

### **Issue 12 – Duty to cooperate**

- Most respondents wanted to ensure that they were consulted on new plans to give them time to consider implications on their areas. It was also felt that organisations such as the police, should be consulted to avoid any future neighbourhood issues.

### **Issue 13 – Other Issues**

- The local plan should also consider; including minimum and maximum periods on site tenures; Enforcement.

#### ***Implications for the Part 2 Local Plan and how they've been addressed***

E) Where possible seek to address issues through formulation of policies in the Part 2 Local Plan

These are addressed through relevant policies on Housing (including Gypsies, Travellers and Travelling Showpeople) and the Settlement Hierarchy.

## Emerging Draft Consultation 2017 – 2018

- 4.1 The representations to the emerging draft are set out in full [here](#)<sup>3</sup> and the summary of representations, responses and actions can be viewed in the Summary of representations, response and actions document<sup>4</sup>. The representations that relate to housing largely relate to policy wording, require clarity to the text and policies in the plan or relate to the promoting of alternative sites either at Daventry Town or in the rural areas. Consequently as they have not led to a change in approach in the plan nor have they required additional evidence to be produced it is not considered appropriate to repeat them in this background paper. Any site specific representations are discussed further in version 2 (July 2018) of the Site Selection Background paper and representations on the Northampton Related Development Area are set out in that background paper.
- 4.2 Some representations were received to policy HO8 questioning the justification for the technical standards, in particular the optional space standards. In addition a representation was received from Kettering Borough Council questioning the robustness of the evidence base as a consequence of applications for additional pitches in Kettering Borough arising from someone who lives in Daventry District. They consider that this issue should be properly addressed through policy considerations.

### ***Implications for the Part 2 Local Plan and how they've been addressed***

F) Provide further evidence to support the requirement for the Optional Space Standards and consider what additional wording can be included in policy HO8 or the supporting text to address Kettering Borough Councils response.

Additional evidence regarding the Space standards as been collated and is summarised on page 24 which helps support the requirement for the optional space standards.

Further clarification on how applications for additional pitches will be treated has been set out in the supporting text to policy HO8.

<sup>3</sup> <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plan/consultation-responses/>

<sup>4</sup> <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plan/>

## 5. Overview of Evidence Base and Implications for the Local Plan

5.1 Various pieces of evidence related to housing have been gathered. Summaries of the findings of the respective documents are set out below.

### Housing and Economic Land Availability Assessment

5.2 The 2017 Housing and Economic Land Availability assessment<sup>5</sup> (HELAA) assessed 249 possible residential sites and identified the following capacity;

	Daventry Town		Rural Areas	
	HELAA	Sites with PP (2018 HLA Report)	HELAA	Sites with PP (2018 HLA Report)
Deliverable (in the plan period)	5716	1164	145	1138
Developable (in the plan period)	2723		810	
Not Developable	9478		29574	

5.3 Please note that the figures in the table above, which refer to the plan period based on the HELAA, do not alter the figures provided in the Housing Land Availability Report, which sets out what can be delivered in the 5 year period and includes all sites with planning permission. For completeness the sites with Planning Permission are also shown in the table above and derive from the 2018 HLA report<sup>6</sup> (table 5-page 9 of that report). However there are whole sites that the 2017 HELAA identifies as deliverable but the HLA report provides a more detailed analysis of how many houses are expected to come forward over the next 5 years, based on liaison with promoters of the sites.

5.4 An example of this is Daventry North East; the HELAA has identified the whole site as deliverable as it is an allocated site in the WNJCS, however as set out in the 2018 HLA

<sup>5</sup> Housing and Economic Land Availability Assessment available from; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

<sup>6</sup> 2018 Housing Land Availability Report available from; <https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/>



report it is only anticipated that part of this site will come forward in the next 5 years.

*How is this addressed in the Local plan?*

5.5 As identified in the table there are sufficient sites to meet the residual need for Daventry town. The site selection background paper provides further detail as to the potential sites at Daventry, and which sites are included as allocations. Section 6 also provides further detail in terms of housing delivery.

### **Study of Housing and Support needs of older people across Northamptonshire**

5.6 Three Dragons and Associates were commissioned by all the Northamptonshire councils and the Clinical Commissioning Groups to carry out a study into Housing and Support of Older People across Northamptonshire<sup>7</sup>.

5.7 As well as supplementing the Northamptonshire County Council Older Person Accommodation Strategy, its purpose was to form part of the evidence base for emerging Part 2 local plans in order to help:

- Evidence demand to enable local authorities to encourage new development that is appropriate to local needs
- Enable informed decision making when commissioning new development

5.8 The study was carried out in the period from July 2016 to February 2017.

### Retirement Housing

5.9 The report forecasts annual targets for new provision of retirement housing to the end of the local plan period for Daventry District. This is shown in the table below.

<b>Outright Sale</b>	<b>Shared Ownership/Equity</b>	<b>Social Rent</b>	<b>Total</b>
69	20	0	89

5.10 As can be seen, the demand is mainly for outright purchase and there is no demand for social rented units.

### Dementia Care Housing

5.11 The report highlights a need for more specialist dementia care units. The number of people with dementia in Daventry District will increase from 996 in 2013 to 1394 in

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<sup>7</sup> Study of Housing and Support Needs of Older People Across West Northamptonshire, available from; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

2025. The report recommends encouraging the provision of 1 dementia care housing scheme within the next 3-5 years.

### Care Homes

- 5.12 Northamptonshire on the whole does not have good quality care homes to meet current demand i.e. care home provision which meets Care Quality Commission standards.
- 5.13 An additional 909 care home places are required throughout the County by the end of the plan period. Daventry district’s allocation of this figure is broken down below.

Total projected population aged 65 and over in 2030	Care home places required (2.9% of population)	Current Supply	Target provision 2017-2030
23,100	629	370	259

*How is this addressed in the plan?*

- 5.14 The Part 2 Local Plan seeks to address this need through policy H07.

### **West Northamptonshire Joint Planning Unit Housing Market Evidence 2017**

- 5.15 Opinion Research Services (ORS) was commissioned by the West Northamptonshire Joint Planning Unit (JPU) to undertake Housing Market Evidence Analysis<sup>8</sup> for the area covered by Daventry District Council, Northampton Borough Council and South Northamptonshire District Council. This is the Executive Summary of the study for Daventry District Council.
- 5.16 The overall Objectively Assessed Need (OAN) for West Northamptonshire was established as being 41,760 dwellings in the WNJCS adopted in 2014. This figure was not reconsidered in this study.

### **Affordable Housing Need**

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<sup>8</sup> West Northamptonshire Joint Planning Unit Housing Market Evidence available from; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

- 5.17 The core requirement from this study was to identify a robust affordable housing needs figure for study area, as well as many of the specific needs for the area, as required by the NPPF.
- 5.18 Based on a detailed analysis of the past trends and current estimates of households considered to be in housing need, the study concluded that 585 households are in affordable housing need in Daventry District and unable to afford their own housing. This assessment is based on the criteria set out in Planning Practice Guidance and avoids double-counting.
- 5.19 Of these households, 192 currently occupy affordable housing that does not meet the households' current needs, mainly due to overcrowding. Providing suitable housing for these households will enable them to vacate their existing affordable housing, which can subsequently be allocated to another household in need of affordable housing. There is, therefore, a net need from 393 households (585 less 192 = 393) who currently need affordable housing and do not currently occupy affordable housing in Daventry District (although a higher number of new homes may be needed to resolve all of the identified overcrowding). Based on previous projections established for the OAN, there was an identified need for 1,435 additional households over the period 2016-29 (an average of 110 households per year).
- 5.20 The need for affordable and market housing is summarised the table below;

	Housing Need (households)		Overall Housing Need
	Market Housing	Affordable Housing	
<b>Unmet need for affordable housing in 2016</b>			
Total unmet need for affordable housing		585	585
Supply of housing vacated	290	192	482
Overall impact of current affordable housing need	-290	393	103
<b>Projected future housing need 2016-29</b>			
Newly forming households	5,518	2,005	7,523
Household dissolutions following death	6,074	1,410	7,484
<b>Net household growth within West Northamptonshire</b>	<b>-557</b>	<b>596</b>	<b>39</b>
Impact of existing households falling into need	-1,237	1237	
Impact of existing households climbing out of need	1,656	-1656	
Impact of households migrating to/from the area	3,501	866	4,368
<b>Future need for market and affordable housing 2016-29</b>	<b>3,364</b>	<b>1,042</b>	<b>4,407</b>
<b>Total need for market and affordable housing</b>			
Overall impact of current affordable housing need	-290	393	103
Future need for market and affordable 2016-29	3,364	1,042	4,407
<b>Total need for market and affordable housing</b>	<b>3,074</b>	<b>1,435</b>	<b>4,510</b>
Average Annual need for housing	236	110	347
<b>Proportion of overall need for market and affordable housing</b>	<b>68.17%</b>	<b>31.83%</b>	<b>100.00%</b>

*How is this addressed in the plan?*

5.21 The provision of affordable housing to meet need is already addressed through policy H2 of the West Northamptonshire Joint Core Strategy (WNJCS). This policy will continue to help meet the needs identified above and therefore no further action is required in the Part 2 Local Plan.

### **Housing Mix: Size and Tenure**

5.22 When considering future need for different types of housing, the model used in the study assumed that the housing mix needed by households of each household type and age will reflect current patterns. For example, a growth in single person households aged 65-74 will lead to an increase in the need for the type of housing currently occupied by single person households of this age. On this basis, where such households continue to live in family housing despite no longer having a family living with them, this need for family housing will still be counted. The model also assumed that need for market and affordable housing overlaps with the need for older persons and other specialist housing needs. Therefore, for example, the delivery of 1 unit of affordable extra care housing would also count against the provision of 1 unit of 1 bed affordable housing.

5.23 The table below identifies the need (2016-2029) for market housing and affordable housing of different types (in terms of flats and houses) and sizes (in terms of number of bedrooms), using the ORS Housing Model. Figures may not sum exactly due to arithmetic rounding.

Daventry District		Market Housing		Affordable Housing		Total
		Dwellings	%	Dwellings	%	
Flat	1 bedroom	60	2%	250	17%	300
	2+ bedrooms	30	1%	60	4%	100
House	2 bedrooms	500	14%	680	47%	1,200
	3 bedroom	2,070	56%	350	24%	2,400
	4 bedroom	800	22%	80	6%	900
	5+ bedrooms	210	6%	20	1%	200
<b>TOTAL</b>		<b>3,700</b>		<b>1,400</b>		<b>5,100</b>

5.24 There is a difference in the total housing need shown in the table above and the table on page 19. The affordable housing need is usually calculated before market signals are applied to the OAN. The OAN for the WNJCS was produced by Neil McDonald, then of the Cambridge University Centre for Housing and Planning Research, using 2011 household projections but moving back to use 2008 Household Representative Rates (HRRs) as a means to account for market signals. This approach

was accepted at the JCS Examination (EIP). Therefore, the table on page 19 was calculated on the household projections before moving to 2008 based HRRs and the table on page 20 (above) was calculated on the 2008 based HRRs. This does not impact on the affordable housing number because all of the market signal response should be included in market housing.

*How is this addressed in the plan?*

5.25 The Part 2 Local Plan seeks to ensure that the housing mix provided reflects the need identified for market and affordable housing under policy H07.

### **Need for adapted Housing**

- 5.26 Recent changes to building regulations which introduced three categories of dwellings:
- Category 1: VISIBLE dwellings – Mandatory, broadly about accessibility to ALL properties
  - Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes
  - Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard.
- 5.27 Focusing on category 2, the demographic projections showed that the population of West Northamptonshire was projected to increase by around 75,500 persons over the 18-year period 2011-29. The number of people aged 65 or over is projected to increase by around 38,160 persons, which equates to half (50%) of the overall growth, and which includes an extra 7,900 persons aged 85 or over. Most of these older people will already live in the area and many will not move from their current homes; but those that do move home are likely to need accessible housing.
- 5.28 Considering the increase in households, almost a third (61,100 out of 196,000 households) are likely to have household representatives aged 65 or over. Given this context, the evidence supports the need for at least 50% of all dwellings to meet Category 2 requirements across West Northamptonshire.
- 5.29 The table below identifies the net change in the number of households with a wheelchair user over the 13-year period 2016-29. It is evident that the number of households likely to need wheelchair adapted housing in Daventry District is likely to increase by 340 over the period, equivalent to around 6.9% of the overall OAN.
- 5.30 This comprises 230 households in market housing (5.9% of the market housing OAN) and 110 households in affordable housing (10.8% of the affordable housing OAN). The evidence therefore supports the need for a proportion of both market and affordable housing to be wheelchair accessible, and the council should plan for a

minimum of 6% of all market housing and 11% of affordable housing to meet Category 3 requirements.

Modelled Need for Wheelchair Adapted	Households aged under 75			Households aged 75+			Overall change 2016-29	% of OAN
	2016	2029	Net change 2016-29	2016	2029	Net change 2016-29		
<b>Housing type</b>								
Market Housing	520	560	40	260	450	190	230	5.87%
Affordable Housing	240	270	20	120	210	90	110	10.80%
<b>All households</b>	<b>760</b>	<b>830</b>	<b>60</b>	<b>380</b>	<b>660</b>	<b>280</b>	<b>340</b>	<b>6.91%</b>

***How is this addressed in the plan?***

5.31 Policy HO8 seeks to meet this need through requiring 45% of Market Housing to be built to M4(2) and a further 5% to M4 (3). Regarding affordable housing 40% should be built to M4 (2) and a further 10% to M4 (3).

**Worked Example – applying policy H08**

5.32 A worked example of how the above requirements set out in policy HO8 should be applied to a planning application is set out in the table below. It is important to note that the category 2 requirements should be altered to take into account the category 3 requirements rather than these being additional, because dwellings built at category 3 will also be at category 2 standard. This is set out below in the worked example which has been applied (with rounding) to both the rural and the urban area.

Proposal for 100 dwellings	Daventry Town		Daventry Rural Area	
Affordable Housing	25% 75 market dwellings 25 affordable dwellings		40% 60 market dwellings 40 affordable dwellings	
Mix of House Types	Market	Affordable	Market	Affordable
1 Bed Flat	2% - 1	17% - 4	2% - 1	17% - 7
2 Bed Flat	1% - 1	4% - 1	1% - 0	4% - 2
2 Bed House	14% - 10	47% - 12	14% - 8	47% - 19
3 bed house	56% - 42	24% - 6	56% - 34	24% - 10
4 bed house	22% - 16	6% - 2	22% - 13	6% - 2
5+ bed house	6% - 5	1% - 0	6% - 4	1% - 0
Category 2 requirements  44% Market housing (50% minus 6%)  39% affordable housing (50% minus 11%)	33 market dwellings  10 affordable dwellings		26 market dwellings  16 Affordable Dwellings	
Category 3 requirements  (6% market housing)  (11% affordable housing)	5 market dwellings  3 affordable dwellings		7 Market dwellings  4 affordable dwellings	

### Space Standards

5.33 The national space standards have been proposed to be taken forward in the District to meet identified needs. The 2017 Viability study sets out that from an audit of new properties sold within the district over the past two to three years the average unit sizes of new houses in Daventry District has been exceeding the minimum sizes for the prescribed National Space Standards.

5.34 A further review has taken place on a sample of permitted or recently built properties of developments of varying size (from 11 – 200 dwellings) within the district in order to determine how they perform against the nationally described space standard. This is in response to representations made to the emerging part 2 Local Plan.

5.35 A broad assessment of gross internal area has been completed for the purpose of this exercise. The assessment sampled 16 housing developments, of varying size and location, that have been permitted or recently built from 2012 to date (December 2018), and provides if they meet the nationally described space standard based on their gross internal area.

### Summary of findings

5.36 A total of 231 property types were assessed for the exercise. The table below shows a summary of the results of the assessment, See Appendix 1 for full findings.

	Storey	Total assessed	Standard met	Standard met %
One bedroom	1	8	7	88%
	2	2	1	50%
Two bedroom	1	19	9	47%
	2	26	13	50%
Three bedroom	2	63	33	53%
	3	5	2	40%
Four bedroom	2	69	60	87%
	3	14	10	71%
Five bedroom*	2	20	20	100%
	3	4	4	100%

\* Of the 24 five bedroom property types, 20 of these well exceeded the NDSS however they were not measurable on the number of bed spaces (as they were 9 and 10p) against the standards, they therefore have been omitted from the full findings table (Appendix 1).

5.37 The assessment of the sample of developments in Daventry District demonstrates that the majority of house types that meet the space standard predominantly only applies to larger dwellings.



	Total percentage met
1 bedroom	83%
2 bedroom	49%
3 bedroom	49%
4 bedroom	84%
5 bedroom	100%
All properties	60%

In contrast this evidence also demonstrates that the smaller property types, in particular 2 and 3 bedroom properties, suited to small family households, tend to fall short of the national space standards. Further analysis of the sample data showed the total of 2 and 3 bedroom properties that would meet the NDSS was minimally more than those that did not, as shown in the table below however a significant proportion of the sample are not meeting the space standard. Given that the greatest evidenced need<sup>9</sup> (summarised on page 18) is for (56%) 3 bedroom market housing and (47%) 2 bedroom affordable housing this clearly indicates that the national space standards are justified in Daventry District. The space that is made available in properties developed to be affordable housing is especially important as households are allocated the minimum space to occupy, for example, a two bedroom property will be allocated to a two children family as the children are expected to share up to a certain age. Furthermore the financial impact of adopting the nationally described space standards is considered within the Local Plan (Part 2) Viability Report<sup>10</sup> which confirms that it would not make development unviable.

	Tenure	Two bedroom	Total	Percentage (%)
Standard not met	Affordable	19	23	51
	Market	4		
Standard met	Affordable	17	22	49
	Market	5		

	Tenure	Three bedroom	Total	Percentage (%)
Standard not met	Affordable	19	33	49
	Market	14		
Standard met	Affordable	7	35	51
	Market	28		

<sup>9</sup> West Northamptonshire Joint Planning Unit Housing Market Evidence 2017

<sup>10</sup> Daventry Local Plan Part 2 Viability Assessment – available from

<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plan/evidence-base/>

**How is this addressed in the plan?**

5.38 Policy HO8 requires the internal floor area of all new build dwellings to meet the National Space Standard.

**Gypsy, Travellers and Travelling Showpeople**

5.39 An updated Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment<sup>11</sup> was carried out in 2017. Regarding the need for residential pitches the study identified that as no Gypsy and Traveller households meet the planning definition the need for pitches is 0. It then identified that of 24 unknown households that could meet the definition 6 pitches could be needed up to 2029 based on household formation rates. However, the study acknowledged that there is a high degree of uncertainty about this and that ‘need’ would not meet the definition. The study then identified that applying a 10% national average (of unknown households that actually meet the definition) to the needs for 6 pitches to 2029 results in a need for 1 additional pitch. This is considered to be an appropriate basis for establishing the need for residential pitches.

5.40 The needs identified in the 2017 study and provision to date is set out in the table below.

Type	Identified Need (2016) to 2029	Commitments/ Completions	Residual Need
Residential Pitches	1	3	-2
Travelling Showpeople	6	0	6
Emergency Stopping Place	1	0	1

**How is this addressed in the plan?**

5.41 Policy HO9 identifies a series of criteria for planning applications to meet, to be used to determine potential sites for the provision of Gypsy and Traveller sites and for

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<sup>11</sup> Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment available from <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

Travelling Showpeople plots that need to be made over the period 2016-2029. HO9 will replace policy H6 of the WNJCS. .

## 6. Housing Delivery and trajectory

### Overall Plan Period -2011 to 2029

- 6.1 As set out above, policy S3 identifies the requirements for the period 2011 to 2029. As the sub-regional centre, Daventry town is the focus for housing growth within the District. Policy S3 of the WNJCS sets out that during the period 2011 to 2029, 12,730 dwellings will be delivered in Daventry District and that Daventry town will be the focus for about 4,620 dwellings of those dwellings.
- 6.2 As at 1 April 2018, 2,851 dwellings had been delivered against the WNJCS requirement of 2,345 dwellings for the period between 2011-2018, however the majority of this has been delivered in the rural areas.
- 6.3 The sites that form the basis of the existing and anticipated supply at Daventry town are summarised below. Further information on these sites is available in the Housing Land Availability report and the Housing Implementation Strategy<sup>12</sup>. Summarised briefly below.
- 6.4 The 2018 Housing Land Availability Report sets out the 5 year housing land supply. It confirms that the District Council has a 6.6 year supply as at 1<sup>st</sup> April 2018.

### The Housing Implementation Strategy

- 6.5 The Housing Implementation Strategy (HIS) was adopted in December 2016<sup>13</sup>. The HIS is an action plan, showing how the Council will secure the implementation of its planning policies for housing and maintain a housing land supply of at least five years. It applies to the whole District with the exception of the Northampton Related Development Area (NRDA). The strategy focuses on components of the land supply, their susceptibility to change, additional sources of supply that may come forward during the plan period and then the prospects for maintaining the five year land supply. It also focuses on the urban/rural split against the WNJCS, the delivery of affordable housing, the provision for gypsies, travellers and travelling showpeople plots, and then identifies a series of actions to maintain supply followed by monitoring arrangements. Quarterly reports are published, the latest of which for quarter1 of 2018 (April to end of June 2018) identifies that most sites in the rural area are progressing as expected but in the town they aren't progressing as well as

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<sup>12</sup> Housing Land Availability Report and Housing Implementation Strategy. Available from; <https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/>

<sup>13</sup> Housing Implementation Strategy and Quarterly Monitoring Reports; <https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/>

expected. It identifies that the Part 2 Local Plan has an important role to play in addressing this.

### **Daventry town Sites**

6.7 The following section provides an overview of the main sites at Daventry town. The status of the main sites at Daventry are also summarised in the table on page 36 as at 1<sup>st</sup> April 2018. The first six sites are covered in detail in the HLA and HIS<sup>14</sup> monitoring reports, and to avoid repetition only cross references to those reports are provided below.

#### Monksmoor (WN/2007/0161)

Site References;

- LAA - 162
- HLA Report – A.3
- HIS Report – site A.3

#### Daventry Campus of Northampton College (DA/2015/0187)

Site References;

- LAA – 166
- HLA Report – A.4
- HIS Report – site A.4

#### Middlemore

Site References;

- LAA – 315
- HLA Report – B.1
- HIS Report – site B.1

#### Micklewell Park (DA/2014/0869)

Site References;

- LAA – 168
- HLA Report – A.5
- HIS Report – A.5

#### Town Centre Vision Sites - Daventry Site 3 and Daventry Site 5

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<sup>14</sup> Housing Land Availability Report and Housing Implementation Strategy available here ; <https://www.daventrydc.gov.uk/living/planning-policy/five-year-housing-land-supply/>

Site References;

- LAA – 319
- HLA Report – B.3
- HIS Report - B.3

#### Daventry North East Sustainable Urban Extension

Site References;

- LAA - 167
- HLA Report – B.4
- HIS Report - B.4

#### ***How is residual need addressed in the Local Plan?***

6.8 As a consequence of the change in delivery programme identified in the HLA and HIS monitoring reports, the residual requirement of 511 dwellings as identified in the Issues and Options consultation (as at 1<sup>st</sup> April 2015) has increased to 1266 dwellings. This is the amount of housing to be provided for to meet the requirements for Daventry town. This need is met through the provision of three residential allocations and one mixed-use allocation. These are listed as follows;

- HO1- Daventry South West- 1100 dwellings
- HO2 – Daventry Micklewell Park Extension – 250 dwellings
- HO3 – Daventry Middlemore – 100 dwellings
- EC3 – Daventry, Land to the North and West of town centre – 120 dwellings

6.9 The overall housing position is summarised in the table on page 36 which confirms that the sites will help to ensure the housing requirement for Daventry town is met. The Site Selection Background Paper (July 2018) provides further information as to why these sites were selected against the alternatives.

6.10 For each of the sites proposed for allocation in this plan, an estimate of how the site will progress through the planning system to delivery is made below.

**HO1- Daventry South West- 1100 dwellings**

<b>Action</b>	<b>Anticipated date</b>
Carry out all outstanding investigations, prepare ES, complete technical work and finalise design matters required for preparation of planning application documents.	Up to August 2019
Submit an Outline Planning Application (including details of access).	August 2019
Determination Period.	September 2019 – September 2020
Prepare, submit and determine Reserved Matters application and details pursuant to clear planning Conditions, etc. Submit Building Regulations.	September 2020 – January 2021
Ground works and initial Infrastructure.	Jan 2021 – July 2021
Commence house building.	August 2021
First dwelling completions.	April 2022
Delivery	
2022/23	40
2023/24	100
2024/25	130
2025/26	130
2026/27	130
2027/28	135
2028/29	135

***HO2 – Daventry Micklewell Park Extension – 250 dwellings***

<b>Action</b>	<b>Anticipated date</b>
Carry out all outstanding investigations, prepare ES, complete technical work and finalise design matters required for preparation of planning application documents.	Up to June 2020
Submit an Outline Planning Application (including details of access).	July 2020
Determination Period.	August 2020 February 2021
Prepare, submit and determine Reserved Matters application and details pursuant to clear planning Conditions, etc. Submit Building Regulations.	February 2021 – August 2021
Ground works and initial Infrastructure.	September 2021 – March 2022
Commence house building.	April 2022
First dwelling completions.	October 2022
Delivery	
2022/23	10
2023/24	80
2024/25	80
2025/26	80



### ***H03 – Daventry Middlemore – 100 dwellings***

The trajectory below assumes 100 dwellings will be built on sites 7 and 8. However as noted at paragraph 6.1.33 of the Plan, permission has been granted for site 7 for an elderly persons retirement community which includes 307 dwellings. The table below relates to that permission.

Action	Anticipated date Site 7	Anticipated date Site 8
Carry out all outstanding investigations, prepare ES, complete technical work and finalise design matters required for preparation of planning application documents.		
Submit an Outline Planning Application (including details of access).		
Determination Period.		
Prepare, submit and determine Reserved Matters application and details pursuant to clear planning Conditions, etc. Submit Building Regulations.	Approved April 2018.	Full application submitted . Determination January 2019
Ground works and initial Infrastructure.	August 2018 – February 2019	February 2019 – May 2019
Commence house building.	March 2019	June 2019
First dwelling completions.		September 2019
Delivery		
2019/20	27	59
2020/21	76	
2021/22	42	
2022/23	82	
2023/24	80	

**EC3 – Daventry, Land to the North and West of town centre – 120 dwellings**

<b>Action</b>	<b>Anticipated date</b>
Carry out all outstanding investigations, prepare ES, complete technical work and finalise design matters required for preparation of planning application documents.	Up to May 2019
Submit an Outline Planning Application (including details of access).	May 2019
Determination Period.	June 2019 - Dec 2019
Prepare, submit and determine Reserved Matters application and details pursuant to clear planning Conditions, etc. Submit Building Regulations.	Jan 2020 - July 2020
Ground works and initial Infrastructure.	July 2020 - December 2020
Commence house building.	December 2020
First dwelling completions.	April 2021
Delivery	
2021/22	50
2022/23	50
2023/24	20

### ***Daventry North East Sustainable Urban Extension***

Whilst not allocated in the Part 2 Local Plan it is considered appropriate to set out the timescale for delivery in this background paper to help illustrate the complete picture of delivery over the long term. This replicates the timetable set out in the 2018 Housing Land Availability Report and aligns with the rate of delivery indicated in the housing trajectory. Please note the table below only includes the dates as at 1<sup>st</sup> April 2018 and not the original WNJCS timetable or subsequent revisions which can be found in the 2018 HLA report.

<b>Action</b>	<b>Anticipated Date</b>
<p>Carry out all outstanding investigations and finalise design matters required for preparation of planning application documents. Agree ES Scoping Report with Daventry District Council.</p> <p>Confirm all necessary submission requirements with Daventry District Council and enter into a Planning Performance Agreement with the authority.</p> <p>Agree Section 106 Heads of Terms for submission with the outline planning application.</p>	<p>Mar 2014 – Feb 2018</p>
<p>Finalise, collate and print all necessary submission material, including Environmental Statement, Transport Assessment; Flood Risk Assessment; Foul and Surface Water Drainage Strategies, etc.</p>	<p>Mar 2018</p>
<p>Submit an Outline Planning Application (including details of access).</p>	<p>May 2018</p>
<p>Determination Period.</p>	<p>May 2018 –May 2019</p>
<p>Outline planning permission granted.</p> <p>Note Challenge period.</p>	<p>July 2019</p>
<p>Prepare and submit Reserved Matters application and details pursuant to clear planning Conditions, etc.</p> <p>Exercise Option and negotiate Land Price.</p> <p>Prepare and finalise Infrastructure Programme.</p>	<p>Aug 2019 – Oct 2019</p>

Submit Building Regulations.	
All Planning and Building Regulations Approvals obtained.	Jan 2020-Feb 2020
Ground works and initial Infrastructure.	Mar 2020 – Aug 2020
Commence house building.	Sep 2020
First dwelling completions.	June 2021
Delivery	
2018/19	0
2019/20	0
2020/21	0
2021/22	60
2022/23	140

## Daventry Town housing summary

A- Existing Commitments (completions, planning permissions and allocations)				
Site Name	Planning Application Reference	Status as at 1st April 2018	Number of Dwellings Complete as at 1st April 2018	Remaining Capacity to 2029 as at 1st April 2018
<b>Monksmoor</b>				
Phase 1	DA/2012/0877	Complete	200	0
Phase 2	DA/2014/0638	Under Construction	162	13
Phase 3	DA/2015/1100	Under Construction	57	155
Phase 4a	WN/2007/0161	Outline (for whole Monksmoor site)	0	57
Phase 4b and 5	WN/2007/0162	Outline (for whole Monksmoor site)	0	356
<b>Northampton College</b>	DA/2016/0467	Under Construction	35	94
<b>Daventry North East</b>		Allocated in WNJCS	0	1400
<b>Daventry Micklewell Park</b>	DA/2014/0869	Outline Permission	0	450
<b>Other Sites</b>			299	<b>76</b>
<b>Sub Totals</b>			753	2601
<b>Total</b>				3354
<b>Remaining Requirement (4620 minus 3314)</b>				<b>1266</b>
<b>B. Proposed Allocations</b>				
Allocation Name		Number of Dwellings	Notes	
HO1 - Daventry South West		1100		
HO2 - Daventry Micklewell Park Extension		250		
HO4 - Daventry Land at Middlemore		100	Permission granted for 307 units on part of the site. Formerly known as sites 7 and 8	
EC3 – Daventry, Land to the North and West of town centre		120		
<b>Sub- Total</b>		<b>1570</b>		
<b>Supply in excess of WNJCS requirement - 1st April</b>		<b>304</b>		
<b>Supply in excess of WNJCS requirement - Middlemore increased supply</b>		<b>561</b>	Increased by grant of permission on HO4	

## Housing Trajectory

### Daventry Town

- 6.11 The sites identified in the table above are set out in the trajectory below. Those highlighted in **yellow** are the sites that are allocated in the Part 2 Local Plan. Please note that for Micklewell Park the first phase of the allocation is expected to come forward at the same time as the final phase of the site that has Outline consent and Reserved Matters approval is currently (June 2018) being sought.
- 6.12 The total figures in the trajectory below for the remainder of the plan period 2018/19- 2029-29 do not exactly match with the total number of deliverable dwellings as set out in the HELAA. This is because the HELAA identifies the whole of Daventry North East as deliverable whereas the trajectory below identifies the extent that will come forward in the plan period on an annual basis.

### Rural Area

- 6.13 As at 1<sup>st</sup> April 2018, there has been 1,828 completions and a further 1,145 dwellings are expected to come forward through commitments (1,138) or allocations in Neighbourhood Plans (7). Consequently the rural housing requirement has been exceeded by 613 dwellings. Further development is expected to continue to come forward through windfalls rural exception sites and allocations in Neighbourhood Plans, as demonstrated in the 2018 HLA report. However it is important to ensure this is managed so as to not undermine the overall spatial strategy set out in the WNJCS.
- 6.14 The trajectory below sets out the completions and expected supply (over the next 5 years) for each village identified as a Primary or Secondary Service Village. It also confirms that further supply is expected in the rural areas through windfalls, rural exception sites and Neighbourhood Plan allocations.

# Housing Trajectory

Indicates site allocated in Part 2 Local Plan	Site Ref (LAA/Pt 2 LP)	Outline	Res Matters	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Post 29
Actual Completions											Predicted Completions											
<b>Daventry Town</b>																						
Monksmoor - Phase 1			12/0877			6	65	86	43													
Monksmoor - Phase 2			14/0638					12	85	65	13											
Monksmoor - Phase 3			15/0110							57	80	75										
Monksmoor - Phase 4A			17/0368								30	27										
Monksmoor - remainder												20	120	120	96							
Middlemore - Site 8/9						89	58															
Middlemore - Site 10						45																
Middlemore - Sites 7 and 8	B.1 / HO4		17/1180									72	76	42	82	80						
Welton Road	B.5	17/0237										40										
Northampton College	A.4	15/0187							1	34	40	40	14									
Micklewell Park - Outline and Further Allocation	A.5 / HO2	14/0869	18/0140 &0526									62	150	127	121	80	80	80				
Daventry North East - Core Strategy Allocation	B.3													60	140	200	200	200	200	200	200	
Central Area - site 3	B.2 / EC3													50	50	20						
Other planning permissions											18	18										
Daventry South West	HO1														40	100	130	130	130	135	135	
Other Completions				59	2	11	1	15	9	8												
Expected contributions from Windfall													17	17	17	17	17	17	17	17	17	
<b>Total For Daventry Town</b>				<b>59</b>	<b>2</b>	<b>151</b>	<b>124</b>	<b>113</b>	<b>138</b>	<b>164</b>	<b>181</b>	<b>354</b>	<b>377</b>	<b>416</b>	<b>546</b>	<b>497</b>	<b>427</b>	<b>427</b>	<b>347</b>	<b>352</b>	<b>352</b>	
<b>Rural Areas - Planning Permissions or Neighbourhood Plan Allocations</b>																						
Brixworth	Primary Service Village			2	5	16	53	55	55	47	41	10	10	10	9							
Crick	Primary Service Village			3	2	2	31	66	37	43	32	12	1	1	0							
Long Buckby	Primary Service Village			6	9	1	15	65	34	46	36	36	36	17	5							
Moulton	Primary Service Village			1	1	36	70	99	159	75	61	100	91	55	5							
Woodford Halse	Primary Service Village			4	9	10	6	15	33	59	51	51	43	16	16							
Weedon	Primary Service Village			8	46	4	6	3	2	4	15	1	1	1	1							
Byfield	Secondary Service Village				1	2	2	16	1	2	3	3	3	2	2							
Flore	Secondary Service Village					1	2	1	21	31	21	21	8	0	0							
Kilsby	Secondary Service Village			4		1	4	9		19	22	12	1	1	0							
Naseby	Secondary Service Village			2	1	10	12	4	1	9	13	1	1	1	1							
Welford	Secondary Service Village				2		1	2	19	29	13	5	0	0	0							
West Haddon	Secondary Service Village				1	1	1	10	28	70	33	7	3	3	2							
Badby	Secondary Service Village			3			1	1		0	1	1	1	0	0							
Barby	Secondary Service Village					2			1	1	5	5	5	5	3							
Boughton	Secondary Service Village				1		1			1	2	1	1	1	1							
Braunston	Secondary Service Village			4		2	2	3	9	2	1	1	1	1	1							
Creaton	Secondary Service Village			1						0	1	1	1	0	0							
East Haddon	Secondary Service Village			4			1	1		0	2	1	1	1	1							
Guilsborough	Secondary Service Village			2	1		3		1		1	0	0	0	0							
Pitsford	Secondary Service Village			1						0	2	2	2	2	1							
Spratton	Secondary Service Village			5	1	1	11	2		0	2	1	1	1	1							
Staverton	Secondary Service Village				2					0	2	1	1	1	1							
Walgrave	Secondary Service Village			1		2	13	7	1	3	4	4	3	3	2							
Yelvertoft	Secondary Service Village				1					0	1	1	1	0	0							
Other Villages				35	13	23	20	11	23	39	25	25	25	25	4							
Expected contribution from windfalls													86	86	86	86	86	86	86	86	86	
<b>Total for Rural Areas</b>				<b>86</b>	<b>96</b>	<b>114</b>	<b>255</b>	<b>370</b>	<b>425</b>	<b>480</b>	<b>390</b>	<b>303</b>	<b>327</b>	<b>233</b>	<b>142</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>86</b>	
Lapse Rate											-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	
<b>Total</b>				<b>145</b>	<b>98</b>	<b>265</b>	<b>379</b>	<b>483</b>	<b>563</b>	<b>644</b>	<b>551</b>	<b>637</b>	<b>684</b>	<b>629</b>	<b>668</b>	<b>563</b>	<b>493</b>	<b>493</b>	<b>413</b>	<b>418</b>	<b>418</b>	
<b>WNJCS Trajectory for Daventry District (requirement) – outside NRDA</b>				<b>145</b>	<b>98</b>	<b>264</b>	<b>350</b>	<b>462</b>	<b>465</b>	<b>561</b>	<b>590</b>	<b>580</b>	<b>470</b>	<b>450</b>	<b>450</b>	<b>430</b>	<b>425</b>	<b>325</b>	<b>300</b>	<b>310</b>	<b>310</b>	
Surplus/Deficit - annual				0	0	1	29	21	98	83	-39	57	214	179	218	133	68	168	113	108	108	
Surplus/Deficit - cumulative				0	0	1	30	51	149	232	193	250	464	643	861	994	1062	1230	1343	1451	1559	

In addition to the figures in this table there are expected to be contributions from Rural Exception Sites and Neighbourhood Plan Allocations

## Appendix 1 – Assessment of gross internal area of new residential developments

Location of development	House type	People	Storey	Approx Size (m2)[1]	National standard	Standard met
<b>One bedroom</b>						
Brampton Lane, Boughton (Buckton Fields East) - Bloor	Flat	2	1	50	50	Yes
Brampton Lane, Boughton (Buckton Fields East) - Bloor	Flat	2	1	56	50	Yes
Byfield Road, Woodford Halse - Taylor Wimpey	Flat block	2	1	54.08	50	Yes
Guilborough Road, West Haddon - Davidsons Developments	SH14 Special	2	1	61	50	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Flat	2	1	45	50	No
Northampton Lane South, Moulton - Diocesan	B2	2	1	62	50	Yes
Station Road, Long Buckby - Bovis	SF05 HT S	2	1	52	50	Yes
Station Road, Long Buckby - Bovis	SA1	2	1	59	50	Yes
Northampton College, Daventry - Avant	Fenwick	2	2	47	58	No
(Land off) Poachers Close, Walgrave – Whiterock		2	2	60	58	Yes
<b>Two bedroom</b>						
Brampton Lane, Boughton (Buckton Fields East) - MGH	HA2F	3	1	60	61	No
Guilborough Road, West Haddon - Davidsons Developments	SB21V-2	3	1	64	61	Yes
(Land off) Poachers Close, Walgrave - Whiterock		3	1	62	61	Yes
Poachers Close, Walgrave – Northants Rural		3	1	63	61	Yes
Poachers Close, Walgrave – Northants Rural		3	1	68	61	Yes
Poachers Close, Walgrave – Northants Rural		3	1	62	61	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Loft 1	3	1	60	61	No
Monksmoor, Daventry (P1)– Crest Nicholson	Flat type 2	3	1	58	61	No
Brampton Lane, Boughton (Buckton Fields East) - MGH	HA2N	3	2	74	79	Yes



## Appendix 1 – Assessment of gross internal area of new residential developments

Brampton Lane, Boughton (Buckton Fields East) - MGH	2A(ON)	3	2	74	79	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	2A	3	2	70	79	Yes
Brampton Lane, Boughton (Buckton Fields East) - Bloor	2B4P	3	2	73	79	Yes
Boughton Road, Moulton – David Wilson	P231-D5	4	1	65	70	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	2BF02.GF	4	1	63	70	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	2BF02.FF	4	1	61	70	No
Byfield Road, Woodford Halse - Taylor Wimpey	AFB1	4	1	83.2	70	Yes
Byfield Road, Woodford Halse - Taylor Wimpey	Flat Block	4	1	60.91	70	No
Daventry Road, Kilsby – Avant	Bungalow	4	1	60	70	No
Daventry Road, Kilsby – Avant	Flat	4	1	56	70	No
Daventry Road, Kilsby – Avant	Flat	4	1	60	70	No
Guilsborough Road, West Haddon - Davidsons Developments	DB22V-2	4	1	101	70	Yes
Main Road, Crick - Barratt Homes Ltd	2B FOG Alcester	4	1	57	70	No
(Land off) Poachers Close, Walgrave - Whiterock		4	1	75	70	Yes
Station Road, Long Buckby – Bovis	P202 HT A	4	1	62	70	No
Station Road, Long Buckby – Bovis	S241 HT s	4	1	71	70	Yes
Boughton Road, Moulton – David Wilson	P230-28	4	2	83	79	Yes
Boughton Road, Moulton – David Wilson	P30-38	4	2	90	79	Yes
Boughton Road, Moulton – David Wilson	SH27-5	4	2	70	79	No
Guilsborough Road, West Haddon - Davidsons Developments	SH24BI-2	4	2	99	79	Yes
Guilsborough Road, West Haddon - Davidsons Developments	SH24BR-2	4	2	81	79	Yes
Main Road, Crick - Barratt Homes Ltd	Type 14	4	2	68	79	No
Main Road, Crick - Barratt Homes Ltd	2B FOG Alcester	4	2	66	79	No
Monksmoor, Daventry (P1)– Crest Nicholson	Sandown	4	2	61	79	No
Monksmoor, Daventry (P1)– Crest Nicholson	SU-01	4	2	72	79	No
Monksmoor, Daventry (4a)– Crest Nicholson	AH2B	4	2	77	79	No

## Appendix 1 – Assessment of gross internal area of new residential developments

Newlands Road, Welford - Mears New Homes	A	4	2	71	79	No
Northampton College, Daventry - Avant	Cranford	4	2	67	79	No
Northampton Lane South, Moulton - Diocesan	AF2	4	2	76	79	No
Northampton Lane South, Moulton - Diocesan	Aspley	4	2	64	79	No
Northampton Lane South, Moulton - Diocesan	AF2+	4	2	85	79	Yes
(Land off) Poachers Close, Walgrave - Whiterock		4	2	79	79	Yes
Poachers Close, Walgrave – Northants Rural		4	2	76	79	No
Poachers Close, Walgrave – Northants Rural		4	2	79	79	Yes
Station Road, Long Buckby - Limehouse	Type A	4	2	88	79	Yes
Station Road, Long Buckby - Limehouse	Type B	4	2	88	79	Yes
<b>Three bedroom</b>						
Boughton Road, Moulton – David Wilson	H336-5	5	2	95	93	Yes
Boughton Road, Moulton – David Wilson	P341-D5	5	2	92	93	No
Boughton Road, Moulton – David Wilson	SH39-D5	5	2	86	93	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	303	5	2	85	93	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	305	5	2	89	93	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	308	5	2	98	93	Yes
Brampton Lane, Boughton (Buckton Fields East) - Bloor	L3B5P	5	2	87	93	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	3B5P	5	2	88	93	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	304	6	2	89	102	No
Brampton Lane, Boughton (Buckton Fields East) - Bloor	Oxbridge	6	2	113	102	Yes
Brampton Lane, Boughton (Buckton Fields East) - MGH	3A	5	2	103	93	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	3B2	5	2	98	93	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	3T	5	2	91	93	No
Brampton Lane, Boughton (Buckton Fields East) – MGH	HA3i	5	2	88	93	No
Brampton Lane, Boughton (Buckton Fields East) – MGH	HA3Wi	5	2	91	93	Yes

## Appendix 1 – Assessment of gross internal area of new residential developments

Brampton Lane, Boughton (Buckton Fields East) – MGH	HA4	6	2	102	102	Yes
Byfield Road, Woodford Halse - Taylor Wimpey	PA34	5	2	80.5	93	No
Byfield Road, Woodford Halse - Taylor Wimpey	AA31	5	2	84.6	93	No
Daventry Road, Kilsby - Avant	Elston	5	2	98	93	Yes
Daventry Road, Kilsby - Avant	Kimlington	5	2	96	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	SH34BR-2	5	2	97	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	SH34BI-2	5	2	117	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	SH34BG-2	5	2	97	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	SH35BG-2	5	2	93	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	SH33ME	5	2	128	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH312G-2	5	2	106	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH339G-2	5	2	108	93	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH314RD-2	6	2	112	102	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH330V-2	6	2	124	102	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH313MD-2	6	2	113	102	Yes
Main Road, Crick - Barratt Homes Ltd	Finchley	5	2	78	93	No
Main Road, Crick - Barratt Homes Ltd	Morpeth	5	2	85	93	No
Main Road, Crick - Barratt Homes Ltd	Type 16.3B	5	2	86	93	No
Main Road, Crick - Barratt Homes Ltd	Type 27. 3B	5	2	94	93	No
Main Road, Crick - Barratt Homes Ltd	Rothbury	6	2	185	102	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Type C	4	2	86	86	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	SU-03	4	2	81	86	No
Monksmoor, Daventry (P1)– Crest Nicholson	Kensington	5	2	89	93	No
Monksmoor, Daventry (P1)– Crest Nicholson	Huntingdon	5	2	89	93	No
Monksmoor, Daventry (P1)– Crest Nicholson	SU-04	5	2	82	93	No
Monksmoor, Daventry (P1)– Crest Nicholson	SU-05	5	2	81	93	No

## Appendix 1 – Assessment of gross internal area of new residential developments

Monksmoor, Daventry (P1)– Crest Nicholson	SU-07	5	2	84	93	No
Monksmoor, Daventry (P1)– Crest Nicholson	Halstead	6	3	102	108	No
Monksmoor, Daventry (P1)– Crest Nicholson	Hampshire	6	2	87	102	No
Monksmoor, Daventry (4a)– Crest Nicholson	Warwick	5	2	114	93	Yes
Monksmoor, Daventry (4a)– Crest Nicholson	Oxford	5	2	114	93	Yes
Monksmoor, Daventry (4a)– Crest Nicholson	AH3B	5	2	92	93	No
Monksmoor, Daventry (4a)– Crest Nicholson	Buckingham	6	3	215	108	Yes
Newlands Road, Welford - Mears New Homes	B1	5	2	88	93	No
Newlands Road, Welford - Mears New Homes	B2	5	2	84	93	No
Newlands Road, Welford - Mears New Homes	C1	5	2	101	93	Yes
Newlands Road, Welford - Mears New Homes	C2	5	2	101	93	Yes
Newlands Road, Welford - Mears New Homes	D	5	2	98	93	Yes
Northampton College, Daventry - Avant	Elston	5	2	86	93	No
Northampton College, Daventry - Avant	Kilmington	5	2	93	93	Yes
Northampton College, Daventry - Avant	Newton	5	2	95	93	Yes
Northampton Lane South, Moulton - Diocesan	AF3	4	2	83	84	No
Northampton Lane South, Moulton - Diocesan	Tatton	6	2	122	102	Yes
(Land off) Poachers Close, Walgrave - Whiterock		5	2	91	93	No
(Land off) Poachers Close, Walgrave - Whiterock		5	2	119	93	Yes
Poachers Close, Walgrave – Northants Rural		5	2	87	93	No
Station Road, Long Buckby - Bovis	P302 HT B	5	2	79	93	No
Station Road, Long Buckby - Bovis	P303 HT C	5	2	91	93	No
Station Road, Long Buckby - Bovis	S351 HT S	5	2	79	93	No
Station Road, Long Buckby - Limehouse	Type C	5	2	104	93	Yes
Station Road, Long Buckby - Limehouse	Type D	5	2	104	93	Yes
Station Road, Long Buckby - Limehouse	Type E	5	2	104	93	Yes

## Appendix 1 – Assessment of gross internal area of new residential developments

Byfield Road, Woodford Halse - Taylor Wimpey	PB33G	5	3	106.7	99	Yes
<b>Four bedroom</b>						
Boughton Road, Moulton – David Wilson	H469-x5	7	2	143	115	Yes
Boughton Road, Moulton – David Wilson	H486-5	7	2	114	115	Yes
Boughton Road, Moulton – David Wilson	H421-5	8	2	165	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	4B6P	6	2	101	106	No
Brampton Lane, Boughton (Buckton Fields East) – Bloor	401	7	2	105	115	No
Brampton Lane, Boughton (Buckton Fields East) – Bloor	403	7	2	115	115	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	405	8	2	124	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	408	8	2	130	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	410	8	2	130	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	411	8	2	137	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	414	8	2	140	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	417	8	2	145	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – Bloor	419	8	2	150	124	Yes
Brampton Lane, Boughton (Buckton Fields East) - Bloor	421	8	2	165	124	Yes
Boughton Road, Moulton – David Wilson	H456-5	8	2	139	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	4P	7	3	140	121	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	4N	7	3	130	121	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	4.00E+02	7	3	122	121	Yes
Brampton Lane, Boughton (Buckton Fields East) - MGH	4G2	7	2	108	115	No
Brampton Lane, Boughton (Buckton Fields East) – MGH	4H	7	2	111	115	No
Brampton Lane, Boughton (Buckton Fields East) – MGH	4K	7	3	143	121	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	4C	8	2	127	124	Yes
Brampton Lane, Boughton (Buckton Fields East) - MGH	4D	8	2	127	124	Yes
Brampton Lane, Boughton (Buckton Fields East) – MGH	4N	8	3	130	130	Yes

## Appendix 1 – Assessment of gross internal area of new residential developments

Brampton Lane, Boughton (Buckton Fields East) - MGH	4J	8	2	121	124	Yes
Northampton College, Daventry - Avant	Aylesbur	7	2	109	115	No
Byfield Road, Woodford Halse - Taylor Wimpey	PA43	7	2	108.7	115	No
Byfield Road, Woodford Halse - Taylor Wimpey	PB41G	7	3	116.4	121	No
Byfield Road, Woodford Halse - Taylor Wimpey	PA44	7	2	120	115	Yes
Byfield Road, Woodford Halse - Taylor Wimpey	PA49	8	2	145	124	Yes
Byfield Road, Woodford Halse - Taylor Wimpey	PT43	8	2	166	124	Yes
Daventry Road, Kilsby – Avant	Tetbury	7	2	178	115	Yes
Daventry Road, Kilsby – Avant	Hartlebury	7	2	108	115	Yes
Daventry Road, Kilsby – Avant	Westbury	8	2	167	124	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH403G-2	7	2	134	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH404G-2	7	2	220	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH403BR-2	7	2	135	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH408M-2	7	2	187	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH400IB-2	7	2	128	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH402MR-2	7	2	150	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH410G-2	7	2	172	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH532V-2	7	2	149	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH418W-2	7	2	161	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH415BR-2	7	2	189	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH418V-2	7	2	161	115	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH405G-2	8	2	228	124	Yes
Guilsborough Road, West Haddon - Davidsons Developments	DH451BR-2	8	2	154	124	Yes
Main Road, Crick - Barratt Homes Ltd	Alnwick	7	2	165	115	Yes
Main Road, Crick - Barratt Homes Ltd	Lincoln	7	2	136	115	Yes
Main Road, Crick - Barratt Homes Ltd	Thornbury	7	3	202	121	Yes

## Appendix 1 – Assessment of gross internal area of new residential developments

Main Road, Crick - Barratt Homes Ltd	Knightsbridge / Harborough	7	2	157	115	Yes
Main Road, Crick - Barratt Homes Ltd	Cambridge	8	2	121	124	No
Main Road, Crick - Barratt Homes Ltd	Hexley	8	3	127	130	No
Main Road, Crick - Barratt Homes Ltd	Hexham	8	3	127	130	No
Monksmoor, Daventry (P1)– Crest Nicholson	Halstead	5	3	102	103	No
Monksmoor, Daventry (P1)– Crest Nicholson	Corner T	6	3	121	112	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	SU-06	6	2	100	106	No
Monksmoor, Daventry (P1)– Crest Nicholson	Calder	7	2	140	115	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Caldwick	7	2	165	115	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Monksfield	7	2	116	115	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Canterbury	8	2	137	124	Yes
Monksmoor, Daventry (P1)– Crest Nicholson	Gosfield	8	3	131	130	Yes
Monksmoor, Daventry (4a)– Crest Nicholson	Nene	6	2	137	106	Yes
Monksmoor, Daventry (4a)– Crest Nicholson	Aylesbury	7	2	117	115	Yes
Monksmoor, Daventry (4a)– Crest Nicholson	Thames	7	2	164	115	Yes
Monksmoor, Daventry (4a)– Crest Nicholson	Union	8	2	220	124	Yes
Newlands Road, Welford - Mears New Homes	K	7	2	119	124	Yes
Newlands Road, Welford - Mears New Homes	E	8	2	142	124	Yes
Newlands Road, Welford - Mears New Homes	F	8	2	153	124	Yes
Newlands Road, Welford - Mears New Homes	G	8	2	181	124	Yes
Newlands Road, Welford - Mears New Homes	H	8	3	164	130	Yes
Northampton College, Daventry - Avant	Aylesbury	7	2	109	115	No
Northampton College, Daventry - Avant	Hartlebury	7	2	116	115	Yes
Northampton College, Daventry - Avant	Rosebury	7	2	133	115	Yes
Northampton College, Daventry - Avant	Tetbury	7	2	142	115	Yes

## Appendix 1 – Assessment of gross internal area of new residential developments

Northampton Lane South, Moulton - Diocesan	Buckingham	8	2	158	124	Yes
Northampton Lane South, Moulton - Diocesan	Longleat	8	2	169	124	Yes
Northampton Lane South, Moulton - Diocesan	Lampton	8	3	179	130	Yes
(Land off) Poachers Close, Walgrave - Whiterock		7	2	138	115	Yes
Station Road, Long Buckby – Bovis	P404 HT D	6	2	124	106	Yes
Station Road, Long Buckby – Bovis	P410 HT F	6	2	128	106	Yes
Station Road, Long Buckby – Bovis	S461 HTS	6	2	107	106	Yes
Station Road, Long Buckby – Bovis	C534 HT K	7	2	169	115	Yes
Station Road, Long Buckby – Bovis	P407 HT E	7	2	113	115	No
<b>Five bedroom – Those properties that exceed the number of bed spaces have been omitted from the below (20)</b>						
Main Road, Crick - Barratt Homes Ltd	Warwick	7	2	182	119	Yes
Main Road, Crick - Barratt Homes Ltd	Stratford	8	2	273	128	Yes
Station Road, Long Buckby - Bovis	C525 HT G	7	2	142	119	Yes
Station Road, Long Buckby - Bovis	P501 HT H	8	2	149	128	Yes