



**South Northamptonshire Council
Housing Land Availability Study**

April 2016

SUMMARY

THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

There is an **8.71 Year** Housing Land Supply in South Northamptonshire (excluding the Northampton Related Development Area). This is based on the objectively assessed housing NEED target set out in the adopted West Northamptonshire Joint Core Strategy (WNJCS) (December 2014).

FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND		DWELLINGS (OAN)
A	Total Housing Requirement (OAN = 2011 – 2029)	6,318
B	Housing Requirement (OAN = 2011 – 2016)	1,685
C	Completions (OAN = 2011 – 2016)	1,671
D	Shortfall (B-C)	14
E	Basic 5 year housing requirement (2016 – 2021)	1,825
F	5 year housing requirement + Shortfall (2016 – 2021) (D + E)	1,839
G	5% Buffer ¹ (5% of F)	92
H	Housing Supply Required 2016 – 20210 (F + G)	1,931
I	Major urban sites with planning permission deliverable within next 5 years	1,912
J	Major allocated urban sites without planning permission deliverable within next 5 years	102
K	Major rural sites with planning permission deliverable within next 5 years	920
L	Minor urban sites with planning permission deliverable within next 5 years	64
M	Minor rural sites with planning permission deliverable within next 5 years	270
N	Supply based on windfall allowance	165
O	Lapse Rate	68
P	Deliverable Supply (I + J + K + L + M + N - O)	3,365
Q	Surplus of Deliverable supply (P) over supply required (H)	1,434
R	Number of Years Supply including 5% buffer (= 3,365/(1,931/5)	8.71

¹ If a 20% buffer is applied this would result in a supply required of 2.207 dwellings (1,839 + 20% of 1,839 = 368) = 2207. This would result in a land supply of 7.62 years

1. INTRODUCTION: THE NEED FOR A HOUSING LAND SUPPLY

- 1.1 The Council is required to make provision for land to be available to build a certain number of houses either through allocations in Local Plans or by approving applications on suitable sites. The scale and location of development is governed by national and local plan policy that essentially is to develop in sustainable locations and to meet objectively assessed local needs. In South Northamptonshire this means a predominantly urban orientated strategy. The Council needs to meet housing targets whilst ensuring that its urban focussed sustainable development strategy is not undermined by over delivery within the rural areas.

The National Planning Policy Framework (2012)

- 1.2 The National Planning Policy Framework (the Framework) is a material planning consideration in plan making and in decision making and therefore must be given due weight. In order to ensure choice and competition the Framework requires local planning authorities to include a 5% or 20% buffer in the calculation of Housing Land Supply. Paragraph 47 of the Framework states:

To boost significantly the supply of housing, local planning authorities should:

Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *set out their own approach to housing density to reflect local circumstances.*

This is supplemented by two definitions:

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 development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- 1.3 The Framework supports the inclusion of a Windfall allowance in 5-year supply if there is compelling evidence.
- 1.4 Of critical importance is the statement in the Framework that Local Plan policies for the supply of housing should not be considered up-to-date if a local planning authority is unable to demonstrate a five-year supply of deliverable housing sites.
- 1.5 This paper sets out an assessment of whether there is a five-year supply of deliverable housing land in South Northamptonshire District.
- 1.6 There are some key considerations that the Council needs to take account of that affect the way the housing land supply calculation is derived. In reaching the conclusions set out in this report each of these issues has been carefully considered by both senior officers of the Council, the Portfolio Holder for Planning and the Environment and the Portfolio Holder for Economic Development, Regeneration and Housing. The Report has also been considered and adopted by the Council's Planning Policy and Regeneration Strategy Committee.

2 ON WHAT GEOGRAPHICAL AREA SHOULD THE HOUSING LAND SUPPLY CALCULATION BE BASED?

- 2.1 The West Northamptonshire Joint Core Strategy (WNJCS) includes housing figures for the Northampton Related Development Area (NRDA) and the remainder of South Northamptonshire District. This is a similar approach to that included in the former Regional Plan that set housing targets for the Northampton Implementation Area and remainder of South Northamptonshire District. The fundamental difference between the two documents is the fact that in the WNJCS the NRDA is defined on a Plan as a geographical area. Therefore both the quantity and phasing of housing required to meet the needs of both areas is known, as is the location of where development is expected.

This reflects the purpose of the housing proposed, which is to meet identified local needs (i.e. the sites on the edge of Northampton are required to meet the local housing needs of Northampton and thus logically should form part of its housing calculations). The OAN figures have been produced to reflect the NRDA and remaining parts of Daventry and South Northamptonshire Districts.

3. WHAT IS THE HOUSING NEED?

Objectively Assessed Need in WNJCS

- 3.1 The adopted WNJCS sets out the housing requirement for South Northamptonshire excluding the NRDA as follows:

Total Housing NEED (2011- 2029) = 6,318 dwellings.

- 3.2 Appendix 3 of the WNJCS sets out the anticipated number of dwellings (the trajectory) that are anticipated to be built in South Northamptonshire (excluding the NRDA) for the Plan period (2011 – 2029). Between 2011 and 2016 the WNJCS expected a total of 1,685 dwellings to be completed. This leaves a residual target of 4,633 dwellings to be built between 2016 and 2029 (6,318 – 1,685). The WNJCS sets out how it expects this OAN housing need target (excluding any shortfall) to be met for the remainder of the Plan Period. This states that 1,825 dwellings should be delivered over the next five years between 2016 and 2021. This is set out in Table 1 below.

Table 1: OAN Housing Requirement for South Northamptonshire (excluding NRDA)				
	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2026/27 - 2028/29
OAN	1,685	1,825	1,755	1,053

Shortfall

- 3.3 The National Planning Practice Guidance considers that local planning authorities should aim to deal with any under-supply within the next five years of the plan period where possible. Therefore in recognition of this consideration and for the purposes of this Report the Council will adopt this approach.
- 3.4 The Trajectory (Table 1 above) expected that 1,685 dwellings would be delivered for the period 2011 – 2016. In reality 1,671 dwellings were completed. This means that since 2011 the Council has under delivered by a net 14 dwellings against the need requirement. Table 2 sets this out on an annual basis.

Table 2: Comparison of Delivery against Completions 2011 - 2016			
	Target Completions (Appendix 3 of WNJCS)	Actual Completions	Under (-) / over supply (+)
2011/2012	304	304	0
2012/2013	226	226	0
2013/2014	385	333	-52
2014/2015	385	343	-42
2015/2016	385	465	+80
Totals	1,685	1,671	-14

The 5% OR 20% Buffer to meet the requirements of the Framework

3.5 The Framework requires Local Authorities to include an:

*'additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of **persistent under delivery of housing**, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'*

3.6 Paragraph 3.4 of this Report states that since 2011 the Council has delivered 14 dwellings less than the Trajectory.

3.7 The Council accepts that it has under delivered against the OAN targets with the base date of 2011. However the total under delivery (14 dwellings) is both very small and has only occurred in 2 of the 5 years of the Plan period. In accordance with the provisions of the Framework this is not considered to be **persistent**. Therefore a 5% buffer needs to be applied, brought forward from later in the Plan period². A previous appeal decision at Potterspury (June 2015) (APP/Z2830/A/14/2224285) also concluded that the buffer should be added to both the shortfall and basic housing requirement.

² For information: If a 20% buffer were applied the requirement would be as follows:

- 5 Year requirement = 1,825 dwellings
- Shortfall = 14 dwellings
- Total 5 year requirement = 1,839 dwellings
- 20% of 1,825 + shortfall of 14 = 368 dwellings
- Revised 5 Year requirement + 20% buffer = 1,839 + 368 dwellings = 2,207 dwellings

Therefore:

The basic housing requirement for 2016 - 2021 is 1,825 dwellings.

- 5 Year requirement = 1,825 dwellings³
- Shortfall = 14 dwellings
- Total 5 year requirement = 1,839 dwellings
- 5% of 1,825 + shortfall of 14 = 92 dwellings
- Revised 5 Year requirement + 5% buffer = 1,839 + 92 dwellings = 1,931 dwellings

3.8 In accordance with the Framework and to avoid double counting the 92 dwellings brought forward from later in the plan period have been reduced from the Trajectory (Appendix 4 to this Report) for years 6 to 15 (2021/22 – 2028/29) at an annual average of 11.5 dwellings per annum.

3.9 Table 3 below sets out the revised annual dwelling requirement for South Northamptonshire (excluding the NRDA) as set out in Appendix 3 of the WNJCS taking into account:

- the requirement to include 14 dwelling shortfall in the next 5 year period
- the requirement to bring forward the 5% buffer (92 dwellings from later in the plan period to the next 5 years
- the consequential need to reduce the remaining plan period (years 6-15) by the 92 dwellings

³ Source Appendix 3 of the WNJCS as summarised in Table 1 of this Report

Table 3: Housing Target 2016/17 – 2020/21 with Shortfall			
Year	Trajectory Target	Revised Target with Shortfall⁴	Revised Target with 5% Buffer⁵
2016/17	386	389	408
2017/18	386	389	408
2018/19	351	354	372
2019/20	351	354	372
2020/21	351	353	371
2021/22	351	351	339
2022/23	351	351	339
2023/24	351	351	339
2024/25	351	351	339
2025/26	351	351	340
2026/27	351	351	340
2027/28	351	351	340
2028/29	351	351	340
Totals	4633	4647	4647

4. WHAT IS THE ASSESSED HOUSING DELIVERY?

Major Sites (10 or more dwellings)

- 4.1 The Council considers that not all of the housing on permitted major sites will be delivered over the next five years. In order to obtain robust and up to date evidence on delivery, the Council has contacted known developers/landowners or agents associated with major sites where 10 or more dwellings remain to be completed. The Council considers that the developers/applicants themselves are the best source of information as they are fully aware of any outstanding issues that need to be resolved and the time required for a site to be started as well as local market conditions and planned development rates for a particular site. **For the purposes of preparing this Report known developers/landowners were contacted 3 times requesting information and it was made clear on each occasion that if no response was received by the prescribed date then the Council's proposed delivery rates would be assumed to be correct.**
- 4.2 Appendix 1 to this Report sets out the expected rate of delivery from major sites based on this information. These are summarised below and will be monitored as rates do change over time for a variety of reasons including for example:

- Starts and completions

⁴ This is the identified 14 dwelling shortfall included in the first five years of the remaining Plan period.

⁵ This is the identified 5% Buffer (including shortfall (92 dwellings) included in the first five years of the remaining Plan period and reduced from years 6 – 15.

- Submission of a new planning application or start of pre-application discussions
 - On-going discussions on major sites as a part of the development management process
 - Changed understanding based on revised or new and emerging evidence
 - Changes to the underlying economic situation
- 4.3 In summary it is anticipated that 2,014 dwellings will be delivered from major sites in Towcester and Brackley over the next 5 years.
- 4.4 In summary it is anticipated that 920 dwellings will be delivered from major sites in the rural areas over the next 5 years.

Minor Sites (less than 10 dwellings)

- 4.6 Small sites with Planning permission are expected to be delivered in the next 5 years in accordance with the Framework. The Council is not aware of any issues that will prevent the delivery of the 334 dwellings with planning permission on minor sites in a timely manner. This is reflected in this Report. Appendix 1 to this Report sets out the minor sites.

Windfall Allowance

- 4.7 The Framework supports the inclusion of a Windfall allowance in a 5-year supply if there is compelling evidence. Paragraph 48 states:
- ‘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. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens;*
- 4.8 Appendix 2 to this Report sets out the rates of completions on windfall sites. In the 5 years since 2011 there has been an annual average of 288 windfall completions with an annual average of 88 of these on sites of less than 10 dwellings. The inclusion of a windfall allowance in the calculation of the 5 year housing land supply is well established and has been consistently supported at appeals. It is proposed to include a windfall of 55 dwellings per annum in the trajectory to take account of this historical evidence. As with previous years it is proposed to include a windfall allowance for only years 3, 4 and 5 of the housing supply as it is assumed that all sites likely to be delivered in years 1 and 2 have already been through the planning application process. The evidence shows that there has consistently been a significantly higher level of windfall completions in the District than the allowance in the calculation

of the 5 year housing land supply. In addition, the Council has recently commenced work on a Local Plan Part 2A that includes the re-defining of village confines. In turn this could result in further small scale development opportunities being made available in future years within villages.

- 4.9 The Report therefore allows for a total of 165 dwellings from windfall sites in the next five years. This is 55 dwellings in each of years 3, 4 and 5.

South Northamptonshire Local Plan Part 2A

- 4.10 The Council has already met the rural housing requirement of 2,360 dwellings as set out in the WNJCS through completions since 2011 or through sites with a current planning permission. Since 2011 1,196 dwellings had been completed on sites in the rural areas. At April 2016 there were outstanding planning permissions for a further 1,232 dwellings in the rural areas. This total of 2,428 dwellings exceeds the OAN for the rural areas by 68 dwellings. Furthermore Appendix 4 to this Report indicates that on the assumption that all of the dwellings identified in the rural areas were to be completed by 2029 as envisaged then some 2,923 dwellings would be delivered in the rural areas. This would be 563 (23%) higher than the 2,360 dwelling requirement. Part of Policy R1 of the WNJCS states:

Once the housing requirement for the rural areas has been met through planning permissions or future allocations, further housing development will only be permitted where it can be demonstrated that it:

- 1. would result in environmental improvements on a site including for example the re-use of previously developed land and best practice in design; or*
- 2. is required to support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services); and*
- 3. has been informed by an effective community involvement exercise prior to the submission of a planning application; or*
- 4. is a rural exceptions site that meets the criteria set out in policy H3; or*
- 5. has been agreed through an adopted Neighbourhood Plan.*

- 4.11 Despite this fact the Council acknowledges that it is important that some villages in the District continue to accommodate some additional market and affordable housing. Any further development will need to be in accordance with the criteria set out in Policy R1 as set out above and will also need to be at a scale that is both proportionate to help sustain

the viability and vitality of an individual village and that individually or cumulatively does not compromise the urban focussed sustainable development strategy of the WNJCS.

- 4.12 Work is progressing on the Part 2A Local Plan that will determine which, if any, villages should accommodate growth as well as the location, scale and type of any growth. This may include the need for some appropriately scaled allocations for housing. Draft proposals on these matters are expected at the end of 2016.
- 4.13 The fact that the Council can demonstrate a robust 5 Year Housing Land Supply and that it has already met the OAN requirement for the rural areas as set out in the WNJCS clearly means that there is no need for additional developments that are considered contrary to existing policy to come forward prior to the completion of the Part 2A Local Plan. As the scale and location of any future allocations for housing in the rural areas, that may be included in the Part 2A Local Plan, are not yet known, no allowance has been made for these possible allocations in the Trajectory. The only allowance made is for small scale windfall developments that are likely to come forward that are compliant with existing Policy. If required, this will be updated as the Plan progresses.

Lapse Rate

- 4.14 It is reasonable to assume that not all planning permissions will be implemented, particularly the smaller sites which have not been subject to individual assessment. In order to ensure a robust approach, there is a need to make an allowance for non-implementation (or lapse rate) of a proportion of some permissions.
- 4.15 Any application which expired prior to 1st April 2016, and was not renewed has been deleted from the supply of planning permissions. In the last monitoring year (15/16) sites comprising 46 dwellings lapsed. The Table in Appendix 3 to this Report identifies the number of lapses since the start of the plan period (2011). This shows that in the 5 years of the Plan period a total of 123 dwellings have lapsed at an average of 24 dwellings per year. The lapse rate has varied since 2011 and 2016 from 0.4% to 2.7%. It is therefore reasonable to allow for a 5% lapse rate within the 5 Year Housing Land supply calculation. At April 2016 there were 1,361 dwellings with planning permission on sites which were not started. 5% of 1,362 = 68 dwellings
- 4.16 In summary the following dwellings are expected to be delivered in the next 5 years:
- Major Sites (Urban areas) = 2,014 dwellings
 - Major Sites (Rural Areas) = 920 dwellings
 - Minor Sites (Urban areas) = 64 dwellings
 - Minor Sites (Rural Areas) = 270 dwellings

- Windfall Allowance = 165 dwellings
- Lapse Rate = 68 dwellings
- Total assessed Delivery = 3,365 dwellings

4.17 Appendix 4 to this Report sets out the anticipated delivery with the WNJCS Trajectory for the Plan period.

5. THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

5.1 Table 4 sets out the 5 Year Supply of housing land calculation for South Northamptonshire.

TABLE 4: FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND		DWELLINGS (OAN)
A	Total Housing Requirement (OAN = 2011 – 2029)	6,318
B	Housing Requirement (OAN = 2011 – 2016)	1,685
C	Completions (OAN = 2011 – 2016)	1,671
D	Shortfall (B-C)	14
E	Basic 5 year housing requirement (2016 – 2021)	1,825
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G	5% Buffer ⁶ (5% of F)	92
H	Housing Supply Required 2016 – 2021 (F + G)	1,931
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L	Minor urban sites with planning permission deliverable within next 5 years	64
M	Minor rural sites with planning permission deliverable within next 5 years	270
N	Supply based on windfall allowance	165
O	Lapse Rate	68
P	Deliverable Supply (I + J + K + L + M + N - O)	3,365
Q	Surplus of Deliverable supply (P) over supply required (H)	1,434
R	Number of Years Supply including 5% buffer (= 3,365/(1,931/5))	8.71

⁶ If a 20% buffer is applied this would result in a supply required of 2,207 dwellings (1,839 + 20% of 1,839 = 368) = 2207. This would result in a land supply of 7.62 years

6 Monitoring

6.1 The WNJCS includes a series of relevant indicators and appropriate targets for its policies. One of the indicators is to monitor the delivery of the number of dwellings per year and the target set out in the WNJCS is to meet or exceed the housing targets set out in the WNJCS housing trajectory. The monitoring framework considers that if 'Individual SUE trajectories deliver +/-25% on a rolling 3 year period (permissions and completions measured)' then the following monitoring contingencies would be for the relevant local authorities to:

- Work with developers/landowners to develop viable and suitable schemes.
- Review trajectory/requirement
- Update SHLAA annually and full review every 5 years minimum.
- Review policy

7 Delivery Figures in the WNJCS

7.1 The WNJCS also includes a DELIVERY housing figure of 7,170 dwellings for the same period. The proposed delivery figure for South Northamptonshire is a little higher than the need figure. The WNJCS clearly explains that for the purposes of calculating the housing land supply the NEED figure should be used. This has been confirmed in a recent appeal decision (Appeal Ref: APP/Z2830/A/14/2224285: Land East of Poundfield Road, Potterspury).

7.2 Paragraph 5.42 of the WNJCS states:

South Northamptonshire is shown with two figures, one relating to the objectively assessed need figure as described previously in paragraph 5.31 above, and the other relating to their proposed delivery, which is planned to be higher than their objectively assessed need. In the case of South Northamptonshire delivery will be measured and reported against both planned delivery and the objectively assessed need. For the purpose of calculating the 5 year land supply, the figures to be used are the NEED Target line, but for the avoidance of doubt, appropriate planning permission will be granted to meet the planned delivery target set out in Policy S3.

7.3 Using the same methodology and delivery rates, in order to determine whether or not the Council is also meeting the delivery targets and to comply with paragraph 5.42 of the WNJCS the Council has assessed the land supply position against the delivery figure. This is set out in Appendix 5 to this Report.

Appendix 1: Major Sites								
Address	Settlement	App No.	Approved	Lapse date	Total dwellings	Remaining Dwellings	5 Year Completions	Status
Brackley								
38-50 Market Place	Brackley	S/2014/1795/RES	18/12/2014	18/12/2017	14	14	14	UC
Brackley Sawmills	Brackley	S/2014/0557/MAF	16/07/2014	16/07/2017	53	53	53	NS
Radstone Fields	Brackley	S/2015/2884/MAR	12/02/2016	12/02/2019	115	115	115	NS
Radstone Fields	Brackley	S/2016/0069/MAR	11/03/2016	11/03/2019	141	141	141	NS
Turweston Road	Brackley	S/2011/0141/MAO	10/02/2014	10/02/2017	350	350	140	NS
Radstone Fields	Brackley	S/2010/0995/MAO	21/06/2013	21/06/2016	407	407	151	UC
Old Glebe Radstone Road	Brackley	S/2014/1506/MAF	12/06/2014	12/06/2014	49	14	14	UC
Bronnleys Radstone Road	Brackley	S/2014/2173/MAR	12/02/2015	12/02/2018	44	33	33	UC
Foxhill Farm	Brackley	S/2012/1557/MA	23/06/2014	23/06/2017	180	180	180	NS
Phase 1 Radstone Fields	Brackley	S/2013/1096/MAR	25/11/2013	25/11/2016	87	52	52	UC
Brackley Sawmills	Brackley	S/2014/0556/MAR	16/07/2014	16/07/2017	86	62	62	UC
Radstone Fields	Brackley	S/2013/0885/MAR	23/12/2013	23/12/2016	162	86	86	UC
Town Farm	Brackley	S/2011/0740/MAF	09/09/2011	09/09/2014	14	8	8	UC
Radstone Fields	Brackley	S/2013/1276/MAR	23/12/2013	23/12/2016	88	3	3	UC
Daniaud Court	Brackley	Allocation			47	47	47	NS
Stuart & York Drive	Brackley	Allocation			55	55	55	NS
Brackley Totals					1892	1620	1154	
Towcester								
Moat Lane	Towcester	S/2015/2925/MAF	29/03/2016	29/03/2019	17	17	17	NS
Burcote Road Trading Estate	Towcester	S/2015/2354/MAR	11/02/2016	11/02/2019	90	90	90	NS
Springfields	Towcester	S/2013/1485/MAF	31/07/2013	31/07/2016	87	53	53	UC
Moat Lane	Towcester	S/2012/1476/MAF	31/07/2013	31/07/2016	58	55	55	UC
Wood Burcote Court	Towcester	S/2015/2464/MAR	19/02/2016	19/02/2019	120	120	120	UC
Wood Burcote Court	Towcester	S/2012/0799/MAO	02/04/2015	02/04/2018	90	90	83	UC
Towcester Vale	Towcester	S/2007/0374/OUTWNS	27/03/2015	27/03/2018	2750	2750	340	UC
Towcester Totals					3212	3175	758	
Urban Area Totals					5,104	4795	1912	
Rural Areas								
Peace Hill	Bugbrooke	S/2015/1573/MAF	31/03/2016	31/03/2019	17	17	17	NS
The Hunters	Deanshanger	S/2015/0968/MAF	02/07/2015	02/07/2018	13	13	13	NS
Britannia Works	Deanshanger	S/2011/0782/MAF	16/12/2013	16/12/2016	14	14	14	NS
Hayes Road	Deanshanger	S/2015/1941/MAO	03/11/2015	03/11/2018	18	18	18	NS
Westthorp	Greatworth	S/2015/0635/MAF	11/06/2015	11/06/2015	10	10	10	NS
Astrop Grange	Kings Sutton	S/2015/1704/MAF	22/10/2015	22/10/2018	10	10	10	UC

Appendix 1: Major Sites								
Address	Settlement	App No.	Approved	Lapse date	Total dwellings	Remaining Dwellings	5 Year Completions	Status
Hampton Drive	Kings Sutton	S/2012/1417/MAF	04/07/2013	04/07/2016	35	35	35	UC
Banbury Lane	Middleton Cheney	S/2014/1477/MAF	26/06/2014	26/06/2017	10	6	6	UC
Main Road	Middleton Cheney	S/2012/0256/MAR	29/05/2012	29/05/2015	16	2	2	UC
Cosgrove Road	Old Stratford	S/2011/1092/MAO	21/10/2013	21/10/2016	32	32	32	NS
Land east of Deanshanger Road	Old Stratford	S/2012/0368/MAR	14/06/2012	14/06/2015	33	33	33	UC
Towcester Road	Old Stratford	S/2014/2183/MAR	12/02/2015	12/02/2018	125	125	125	UC
Grays Close	Potterspury	S/2012/0154/MAO	28/04/2014	28/04/2017	10	10	10	NS
Chaplins Yard	Roade	S/2013/1409/MAF	02/06/2014	02/06/2017	105	52	52	UC
Land of Ashton Road	Roade	S/2015/0664/MAR	10/09/2015	10/09/2018	292	292	275	UC
Catch Yard Farm	Silverstone	S/2015/0080/MAR	24/04/2015	24/04/2018	220	220	195	UC
Syresham Village Hall	Syresham	S/2014/1701/MAO	15/05/2015	15/05/2018	26	26	26	NS
Chapel Lane	Bisworth	S/2013/0225/MAF	29/05/2013	29/05/2014	27	27	27	UC
Bedford Road	Yardley Hastings	S/2013/1595/MAO	13/02/2014	13/02/2017	20	20	20	NS
Rural Areas Totals					1033	962	920	
Totals					6137	5757	2832	

Site Assessments (Towcester)

Settlement	Towcester	Site	Towcester South	Reference	S/2007/0374/OUTWNS
Total Dwellings	2,750	Total Dwellings to be completed	2,750	Anticipated 5 Year Delivery	340
Planning Status	Outline Permission	Developer	Persimmon / Bloors		
Notes					
Design Code agreed with developers. Phase 1 expected to be around 245 dwellings (Bloor Homes) and 300 dwellings (Persimmon Homes). Applications expected summer 2016. First completions anticipated March 2017. The Government has recently invested £3.1m to improve the capacity and traffic flow at the A5/A43 roundabout. Works were completed earlier in 2015. Additional pinch point funding (£4.5m) has been agreed for improvements to the Abthorpe roundabout and work is now underway. Discussions to provide the A5/Racecourse Site Access Junction that is required to serve Phase 1 of the development are at an advanced stage. Developer has confirmed the delivery of 340 dwellings over the next 5 years. .					

Settlement	Towcester	Site	Wood Burcote Court	Reference	S/2012/0799/MAO S/2015/2464/MAR
Total Dwellings	210	Total Dwellings to be completed	210	Anticipated 5 Year Delivery	203
Planning Status	Outline and Reserved Matters permission	Developer	Redrow		
Notes					
Reserved matters approved for 120 dwellings (Phase 1). Work on access underway. Developer confirmed delivery of 203 dwellings over next 5 years.					

Settlement	Towcester	Site	Green Lane & Springfields	Reference	S/2012/1485/MAF
Total Dwellings	87	Total Dwellings to be completed	53	Anticipated 5 Year Delivery	53
Planning Status	Under Construction	Developer	Lovells		
Notes					
Site under construction. 53 of the 87 dwellings remain to be completed. No confirmation from developers on anticipated delivery. It is assumed that the full 53 remaining dwellings will be completed over the next 5 years.					

Settlement	Towcester	Site	Moat Lane	Reference	S/2012/1476/MAF S/2015/2925/MAF
Total Dwellings	75	Total Dwellings to be completed	72	Anticipated 5 Year Delivery	72
Planning Status	Under Construction	Developer	Clayson Country Homes		
Notes					
Planning permission granted for an additional 17 dwellings on the site in 2015/16. Site under construction. Developer confirmed delivery of the remaining 72 dwellings within the next 5 years.					

Settlement	Towcester	Site	Burcote Road	Reference	S/2012/1285/MAF
Total Dwellings	90	Total Dwellings to be completed	90	Anticipated 5 Year Delivery	90
Planning Status	Full Permission	Developer	Bellway		
Notes					
Full planning permission granted. Applications to discharge conditions expected to be cleared by end of June. . Housebuilder marketing board on site. No confirmation from developer on anticipated delivery. It is assumed that the full 90 dwellings will be completed over the next 5 years.					

Site Assessments (Brackley)

Settlement	Brackley	Site	38 – 50 Market Place	Reference	S/2014/1795/RES
Total Dwellings	14	Total Dwellings to be completed	14	Anticipated 5 Year Delivery	14
Planning Status	Under Construction	Developer	Abbeymill Homes		
Notes					
Site Under construction. No confirmation from the developer on anticipated delivery. The Council considers the development of the full 14 dwellings over the next 5 years.					

Settlement	Brackley	Site	Sawmills	Reference	S/2014/0557/MAF
Total Dwellings	53	Total Dwellings to be completed	53	Anticipated 5 Year Delivery	53
Planning Status	Under Construction	Developer	Linden Homes		
Notes					
Site under construction. Developer confirmed delivery of whole site within next 5 years.					

Settlement	Brackley	Site	Sawmills	Reference	S/2014/0556/MAR
Total Dwellings	86	Total Dwellings to be completed	62	Anticipated 5 Year Delivery	62
Planning Status	Under Construction	Developer	Linden Homes		
Notes					
Site under construction. Developer confirmed delivery of whole site within next 5 years.					

Settlement	Brackley	Site	Bronnleys	Reference	S/2014/2173/MAR
Total Dwellings	44	Total Dwellings to be completed	33	Anticipated 5 Year Delivery	33
Planning Status	Under Construction	Developer	Davidsons Homes		
Notes					
Site under construction. No confirmation from Developer on the delivery of the remaining 33 dwellings. It is assumed that the remaining 33 dwellings will be completed over the next 5 years.					

Settlement	Brackley	Site	Foxhills	Reference	S/2012/1557/MAO S/2016/0481/MAR
Total Dwellings	180	Total Dwellings to be completed	180	Anticipated 5 Year Delivery	180
Planning Status	Reserved Matters	Developer	Bellway		
Notes					
Reserved matters permission granted May 2016. Developer confirms delivery of the full 180 dwellings over the next 5 years.					

Settlement	Brackley	Site	Town Farm	Reference	S/2011/0740/MAF
Total Dwellings	14	Total Dwellings to be completed	8	Anticipated 5 Year Delivery	8
Planning Status	Under Construction	Developer	Shire Homes Oxford LTD		
Notes					
No confirmation from developer on anticipated delivery. The Council considers the development of the remaining 8 dwellings over the next 5 years.					

Settlement	Brackley	Site	Turweston Road	Reference	S/2011/0141/MAO
Total Dwellings	350	Total Dwellings to be completed	350	Anticipated 5 Year Delivery	140
Planning Status	Outline Permission	Developer	Catalyst Housing		
Notes					
Some Pre commencement conditions discharged. Agents acting on behalf of likely developer, Catalyst Housing, expected to submit a detailed planning application at the end of 2016. Developer confirms commencement in 2017 with a 4 year build out programme, Capacity could be reduced to circa 326 dwellings. SNC more cautious approach of assumed delivery rates of 140 dwellings over the next 5 years retained subject to further information being received from Developer.					

Settlement	Brackley	Site	Radstone Fields Phase 1	Reference	S/2013/0885/MAR
Total Dwellings	162	Total Dwellings to be completed	86	Anticipated 5 Year Delivery	86
Planning Status	Under Construction	Developer	Barratt and David Wilson Homes		
Notes					
Agent acting on behalf of all the developers of this site confirms the overall delivery of 407 dwellings from this site. This is in addition to the completion of the 141 dwellings on Phase 1 of the development. Site under construction. It is assumed that the remaining 86 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	Radstone Fields Phase 2	Reference	S/2016/0069/MAR
Total Dwellings	141	Total Dwellings to be completed	141	Anticipated 5 Year Delivery	141
Planning Status	Not Started	Developer	Barratt and David Wilson Homes		
Notes					
Agent acting on behalf of all the developers of this site confirms the overall delivery of 407 dwellings from this site. This is in addition to the completion of the 141 dwellings on Phase 1 of the development. Site under construction. It is assumed that the total 141 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	Radstone Fields Phase 2	Reference	S/2015/2884/MAR
Total Dwellings	115	Total Dwellings to be completed	115	Anticipated 5 Year Delivery	115
Planning Status	Under Construction	Developer	Taylor Wimpey South Midlands		
Notes					
Agent acting on behalf of all the developers of this site confirms the overall delivery of 407 dwellings from this site. This is in addition to the completion of the 141 dwellings on Phase 1 of the development. Site under construction. It is assumed that the remaining 115 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	Radstone Fields Phase 3	Reference	S/2010/0995/MAO
Total Dwellings	407	Total Dwellings to be completed	407	Anticipated 5 Year Delivery	151
Planning Status	Outline Permission	Developer	Currently 4 national house builders on site		
Notes					
Agent acting on behalf of all the developers of this site confirms the overall delivery of 407 dwellings from this site. This is in addition to the completion of the 141 dwellings on Phase 1 of the development. It is assumed that 151 of the remaining outline will be delivered over the next 5 years.					

Settlement	Brackley	Site	Radstone Fields Phase 1	Reference	S/2013/1276/MAR
Total Dwellings	88	Total Dwellings to be completed	88	Anticipated 5 Year Delivery	3
Planning Status	Under Construction	Developer	Taylor Wimpey South Midlands		
Notes					
Agent acting on behalf of all the developers of this site confirms the overall delivery of 407 dwellings from this site. This is in addition to the completion of the 141 dwellings on Phase 1 of the development. Site under construction. It is assumed that the remaining 3 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	Radstone Fields	Reference	S/2013/1096/MAR
Total Dwellings	87	Total Dwellings to be completed	52	Anticipated 5 Year Delivery	52
Planning Status	Under Construction	Developer	Taylor Wimpey (East Midlands)		
Notes					
Agent acting on behalf of all the developers of this site confirms the overall delivery of 407 dwellings from this site. This is in addition to the completion of the 141 dwellings on Phase 1 of the development. Site under construction. It is assumed that the remaining 52 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	Daniaud Court	Reference	None. Allocated site in Local Plan
Total Dwellings	47	Total Dwellings to be completed	47	Anticipated 5 Year Delivery	47
Planning Status	Allocation	Developer	South Northamptonshire Local Housing Company		
Notes					
In December 2015 the Council approved the creation of a Local Housing Company. It is expected that this will be completed by Autumn 2016. The Council has identified this site that is allocated in the 1997 South Northamptonshire Local Plan and owned by the Council as an early opportunity for the Company to develop. It is assumed that the full 47 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	Stuart Road / York Drive	Reference	None. Allocated site in Local Plan
Total Dwellings	55	Total Dwellings to be completed	55	Anticipated 5 Year Delivery	55
Planning Status	Allocation	Developer	South Northamptonshire Local Housing Company		
Notes					
In December 2015 the Council approved the creation of a Local Housing Company. It is expected that this will be completed by Autumn 2016. The Council has identified this site that is allocated in the 1997 South Northamptonshire Local Plan and owned by the Council as an early opportunity for the Company to develop. It is assumed that the full 47 dwellings will be delivered over the next 5 years.					

Settlement	Brackley	Site	The Old Glebe	Reference	S/2013/1506/MAF
Total Dwellings	49	Total Dwellings to be completed	49	Anticipated 5 Year Delivery	14
Planning Status	Allocation	Developer	Persimmon		
Notes					
Site under construction. 35 dwellings completed in 2015/2016. It is assumed that the remaining 14 will be completed over the next 5 years.					

Site Assessments Rural Areas

Settlement	Blisworth	Site	Chapel Lane	Reference	S/2013/0225/MAF S/2014/0858/LDE
Total Dwellings	27	Total Dwellings to be completed	27	Anticipated 5 Year Delivery	27
Planning Status	Under Construction	Developer	Orbit		
Notes					
Certificate of lawful development (existing) to confirm the start was within one year of decision approved. No confirmation on the delivery of the dwellings from this site. Assumed that the full 27 dwellings will be delivered over the next 5 years.					

Settlement	Bugbrooke	Site	Peace Hill	Reference	S/2015/1573/MAF
Total Dwellings	17	Total Dwellings to be completed	17	Anticipated 5 Year Delivery	17
Planning Status	Full Permission	Developer	UK Construction		
Notes					
A reserved matters application for the development was approved in March 2016. Confirmation received that the delivery of this site will be delivered within the next 5 years.					

Settlement	Deanshanger	Site	Hunters	Reference	S/2015/0968/MAF
Total Dwellings	13	Total Dwellings to be completed	13	Anticipated 5 Year Delivery	13
Planning Status	Full permission	Developer	Mayflower Developments Ltd		
Notes					
Conditions being discharged 2016. No confirmation on the delivery of the dwellings from this site. Assumed that the full 13 dwellings will be delivered over the next 5 years.					

Settlement	Deanshanger	Site	Hayes Road	Reference	S/2015/1941/MAO
Total Dwellings	18	Total Dwellings to be completed	18	Anticipated 5 Year Delivery	18
Planning Status	Outline permission	Developer	Opus Partnership LLP		
Notes					
Developer confirms the full delivery of this site.					

Settlement	Deanshanger	Site	Britannia Works	Reference	S/2011/0782/MAF
Total Dwellings	14	Total Dwellings to be completed	14	Anticipated 5 Year Delivery	14
Planning Status	Full Permission	Developer	Betts & Faulkner Ltd		
Notes					
No confirmation on the delivery of this site. Site marketed at end of 2015. Assumed that the 14 dwellings will be delivered in the next 5 years.					

Settlement	Greatworth	Site	Westhorp	Reference	S/2015/0635/MAF
Total Dwellings	10	Total Dwellings to be completed	10	Anticipated 5 Year Delivery	10
Planning Status	Full Permission	Developer	Grand Union Housing		
Notes					
No confirmation on the delivery of this site. Assumed that the 10 dwellings will be delivered in the next 5 years.					

Settlement	Kings Sutton	Site	Hampton Drive	Reference	S/2012/1417/MAF
Total Dwellings	35	Total Dwellings to be completed	35	Anticipated 5 Year Delivery	35
Planning Status	Full Permission	Developer	Barwood Homes		
Notes					
The developer confirms the delivery of the full 35 dwellings over the next 5 years					

Settlement	Kings Sutton	Site	Astrop Grange	Reference	S/2015/1704/MAF
Total Dwellings	10	Total Dwellings to be completed	10	Anticipated 5 Year Delivery	10
Planning Status	Full Planning permission	Developer	Grand Union Housing Group		
Notes					
The developer confirms the delivery of the full 10 dwellings over the next 5 years					

Settlement	Old Stratford	Site	Towcester Road	Reference	S/2014/2183/MAR
Total Dwellings	125	Total Dwellings to be completed	125	Anticipated 5 Year Delivery	125
Planning Status	Reserved Matters	Developer	Persimmon		
Notes					
The developer confirms the delivery of the full 125 dwellings over the next 5 years					

Settlement	Old Stratford	Site	Cosgrove Road	Reference	S/2011/1092/MAO
Total Dwellings	32	Total Dwellings to be completed	32	Anticipated 5 Year Delivery	32
Planning Status	Outline Permission	Developer			
Notes					
The landowner confirms the delivery of the full 35 dwellings over the next 5 years					

Settlement	Old Stratford	Site	East of Deanshanger Road	Reference	S/2012/0368/MAR
Total Dwellings	33	Total Dwellings to be completed	33	Anticipated 5 Year Delivery	33
Planning Status	Reserved Matters	Developer	Abbeymill Homes		
Notes					
Developer of the site confirms the delivery of the full 33 dwellings in the next 5 years					

Settlement	Paulerspury	Site	Greys Close	Reference	S/2014/2208/MAF
Total Dwellings	10	Total Dwellings to be completed	10	Anticipated 5 Year Delivery	10
Planning Status	Reserved Matters	Developer	SNC Local Housing Company		
Notes					
The site is owned by SNC. Confirmation that development will be completed by the SNC Local Housing Company within the next 5 years.					

Settlement	Roade	Site	Chaplin's Yard	Reference	S/2013/1409/MAF
Total Dwellings	105	Total Dwellings to be completed	52	Anticipated 5 Year Delivery	52
Planning Status	Under Construction	Developer	Orbit Homes		
Notes					
No confirmation from the developer on the delivery of the remaining 52 dwellings. Site under construction. 48 dwellings completed in 2015/16. It is assumed that the remaining 52 dwellings will be completed in the next 5 years					

Settlement	Roade	Site	Ashton Road (Pianoforte)	Reference	S/2015/0664/MAR
Total Dwellings	292	Total Dwellings to be completed	292	Anticipated 5 Year Delivery	275
Planning Status	Reserved Matters	Developer	Persimmon		
Notes					
The developer has confirmed the delivery of 275 dwellings in the next 5 years					

Settlement	Silverstone	Site	Catchyard Farm	Reference	S/2015/0080/MAR
Total Dwellings	220	Total Dwellings to be completed	220	Anticipated 5 Year Delivery	195
Planning Status	Under Construction	Developer	Bovis Homes		
Notes					
All pre-commencement conditions discharged and work has commenced. The Developer has confirmed that 195 dwellings will be delivered in the next 5 years.					

Settlement	Syresham	Site	Village Hall	Reference	S/2014/1701/MAO
Total Dwellings	26	Total Dwellings to be completed	26	Anticipated 5 Year Delivery	26
Planning Status	Outline Permission	Developer	Francis Jackson Homes		
Notes					
The Developer has confirmed the delivery of the full 26 dwellings will be delivered in the next 5 years.					

Settlement	Yardley Hastings	Site	Bedford Road	Reference	S/2013/1595/MAO
Total Dwellings	20	Total Dwellings to be completed	20	Anticipated 5 Year Delivery	20
Planning Status	Outline Permission	Developer	Orbit homes		
Notes					
The Developer has confirmed the delivery of the full 20 dwellings in the next 5 years.					

APPENDIX 1: MINOR SITES								
Address	Parish	Reference	Date Approved	Date Lapse	Total dwellings	Remaining dwellings	5 year completions	status
Hayes Farm	Abthorpe	S/2015/2431/PA	10/12/2015	10/12/2018	2	2	2	NS
3 Pury Road	Alderton	S/2014/0695/FUL	11/07/2014	11/07/2017	0	0	0	NS
15 Roade Hill	Ashton	S/2014/2139/FUL	07/01/2015	07/01/2018	0	0	0	NS
29 Hartwell Road	Ashton	S/2014/2505/FUL	24/11/2015	24/11/2018	1	1	1	NS
Appletree Stud	Aston Le Walls	S/2015/2075/FUL	03/11/2015	03/11/2018	1	1	1	NS
Little Paddock Farm	Aston le Walls	S/2006/0645/P	21/06/2006	21/06/2009	1	1	1	UC
Aynhoe Park	Aynho	S/2014/1570/MAF	05/09/2014	05/09/2017	3	3	3	NS
Aynhoe Park	Aynho	S/2013/1208/MAF	03/12/2013	03/12/2016	7	7	7	NS
Seawell Valley, Foxley	Blakesley	S/2013/1548/FUL	10/01/2014	10/01/2017	1	1	1	NS
Church Farm	Blakesley	S/2015/0544/FUL	03/02/2016	03/02/2019	1	1	1	NS
47 Quinbury End	Blakesley	S/2015/1113/FUL	10/07/2015	10/047/2018	0	0	0	NS
School Lane	Blakesley	S/2011/0099/FUL	09/03/2011	09/03/2014	1	1	1	UC
Willow House Towcester Road	Blisworth	S/2013/0044/EXT S/2009/1143/FUL S/2012/1057/FUL	07/10/2013	07/10/2016	1	1	1	NS
30 Stoke Road	Blisworth	S/2014/0090/FUL	28/02/2014	28/02/2017	2	2	2	NS
Connegar Leys	Blisworth	S/2015/2614/FUL	12/02/2016	12/02/2019	4	4	4	NS
Grafton Barns	Blisworth	S/2014/1501/FUL	06/10/214	06/10/2017	3	3	3	UC
Somerset, Turweston Road	Brackley	S/2013/0415/FUL	06/06/2013	06/06/2016	1	1	1	NS
78 Valley Road	Brackley	S/2013/0468/EXT	13/06/2013	13/06/2016	1	1	1	NS
60 High Street	Brackley	S/2014/0588/FUL	05/06/2014	05/06/2017	1	1	1	NS
69 Johnson Avenue	Brackley	S/2014/0622/FUL	27/06/2014	27/06/2017	1	1	1	NS
20 Bayard Brow	Brackley	S/2014/2334/FUL	19/01/2015	19/01/2018	1	1	1	NS
71 Johnson Avenue	Brackley	S/2016/0327/FUL	22/03/2016	22/03/2019	1	1	1	NS
Brackley Fields Cottages	Brackley	S/2015/1769/FUL	21/09/2015	21/09/2018	2	2	2	NS
Brackley Fields Cottages	Brackley	S/2015/2362/FUL	19/11/2015	19/11/2018	1	1	1	NS
64 Banbury Road	Brackley	S/2016/0210/OUT	31/03/2016	31/03/2019	1	1	1	NS
7 Halse Road	Brackley	S/2014/1067/FUL	10/12/2014	10/12/2017	3	3	3	NS
Mill Lane	Brackley	S/2015/2758/FUL	16/02/2015	16/02/2019	7	7	7	NS
Brackley Fields	Brackley	S/2012/1188/FUL	28/11/2012	28/11/2015	4	1	1	UC
6 Banbury Road	Brackley	S/2014/1126/PA	08/09/2014	30/05/2016	1	1	1	UC
26 High Street	Brackley	S/2012/0487/EXT	26/06/2012	26/06/2015	2	2	2	UC
2 Bridge Street	Brackley	S/2012/0099/FUL	13/04/2012	13/04/2015	5	3	3	UC
38 Market Place	Brackley	S/2016/0031/FUL	03/03/2016	03/03/2019	3	3	3	UC
8 Halls Lane	Brackley	S/2014/2548/FUL	22/05/2015	22/05/2018	5	5	5	UC
Halls Lane	Brackley	S/2014/2473/FUL	02/06/2015	02/06/2018	5	5	5	UC
Tites Barn Blakesley Road	Bradden	S/2015/1933/FUL	29/09/2015	29/09/2018	1	1	1	NS
61 Bedford Road	Brafield on the Green	S/2015/1203/FUL	24/07/2015	24/07/2018	1	1	1	NS
Orchard Way	Bugbrooke	S/2013/0616/FUL:	13/09/2013	16/09/2016	0	0	0	NS

APPENDIX 1: MINOR SITES								
Address	Parish	Reference	Date Approved	Date Lapse	Total dwellings	Remaining dwellings	5 year completions	status
High Street	Bugbrooke	S/2014/0066/FUL	12/03/2014	12/03/2017	1	1	1	NS
3 The Paddocks	Bugbrooke	S/2015/0086/FUL	10/03/2015	10/03/2018	1	1	1	NS
3 Bean Furlong	Chacombe	S/2015/2043/FUL	16/10/2015	16/10/2018	1	1	1	NS
Bridge Lake Fisheries	Chacombe	S/2016/0137/FUL	18/03/2016	18/03/2019	1	1	1	NS
Arbury Banks	Chipping Warden	S/2015/0882/FUL	15/06/2015	15/06/2018	4	4	4	NS
78 Station Road	Cogenhoe	S/2015/3065/OUT	17/02/2016	17/02/2019	1	1	1	NS
Station Road	Cogenhoe	S/2015/0248/FUL	31/03/2015	31/03/2018	3	3	3	NS
Old School House, Station Road	Cogenhoe	S/2015/0914/FUL	17/06/2015	17/06/2018	5	5	5	NS
23, 24, 26 Nene Rise, r/o Station Road	Cogenhoe	S/1994/0821/PR	21/10/1994	21/10/1999	3	1	1	UC
adj 3 St Peter's Way	Cogenhoe	S/2005/0914/P	23/09/2005	23/09/2010	1	1	1	UC
The Old Brewery, The Stocks	Cosgrove	S/2013/0705/PA	25/07/2013	30/05/2016	1	1	1	NS
Unit B The Old Brewery, The Stocks	Cosgrove	S/2013/1067/PA	01/10/2013	30/05/2016	1	1	1	NS
Cosgrove House	Cosgrove	S/2015/2142/FUL	27/11/2015	27/11/2018	1	1	1	NS
Cosgrove House	Cosgrove	S/2016/0169/FUL	21/03/2016	21/03/2019	1	1	1	NS
6a Stratford Road	Cosgrove	S/2016/0260/FUL	23/03/2016	23/03/2019	2	2	2	NS
2 The Stocks	Cosgrove	S/2014/2409/FUL	04/02/2015	04/02/2018	1	1	1	UC
The Stables, Church Lane	Croughton	S/2014/0541/FUL	04/06/2014	04/06/2017	1	1	1	NS
Lodge Bungalow, Culworth Grounds	Culworth	S/2013/1388/FUL	12/12/2013	12/12/2016	0			NS
The Paddocks Sulgrave Road	Culworth	S/2015/3062/FUL	01/03/2016	01/03/2019	1	1	1	NS
Culworth Grounds	Culworth	S/2016/0096/PA	10/03/2016	10/03/2019	2	2	2	NS
Well House, Banbury Lane	Culworth	S/2013/0720/FUL	30/07/2013	30/07/2016	1	1	1	UC
Stratford Road	Deanshanger	S/2013/0926/FUL	13/09/2013	14/09/2016	1	1	1	NS
Green Farm Puxley	Deanshanger	S/2015/0679/PA	04/06/2015	04/06/2018	1	1	1	NS
Northway	Deanshanger	S/2015/2616/FUL	12/02/2016	12/02/2019	2	2	2	NS
Parva Farm	Duncote	S/2014/2550/FUL	17/02/2015	17/02/2018	0	0	0	NS
Rye Hill Barn Leicester Lane	Eydon	S/2015/0457/FUL	27/04/2015	27/04/2018	1	1	1	NS
Woodford Road	Eydon	S/2014/2490/RES	16/02/2015	16/02/2018	2	2	2	UC
Colready Farm	Farthinghoe	S/2014/1724/PA	12/11/2014	30/05/2016	1	1	1	NS
Cockley Farm	Farthinghoe	S/2015/3029/FUL	10/02/2016	10/02/2019	1	1	1	NS
Floyds Farm Brackley Road	Greatworth	S/2015/0471/FUL	05/05/2015	05/05/2015	1	1	1	NS
6a High Street	Greens Norton	S/2014/0599/FUL	13/06/2014	13/06/2017	1	1	1	NS
Greens Norton Methodist Chapel	Greens Norton	S/2015/1126/FUL	15/07/2015	15/07/2018	1	1	1	NS
46 Towcester Road	Greens Norton	S/2015/2078/FUL	19/10/2015	19/10/2018	1	1	1	NS
8a Denton Road	Hackleton	S/2015/0319/FUL	09/04/2015	09/04/2018	1	1	1	NS
44 Upper High	Harpole	S/2014/0392/FUL	16/05/2014	16/05/2017	1	1	1	NS
86 Larkhall Lane	Harpole	S/2015/2257/FUL	23/11/2015	23/11/2018	0	0	0	NS
Larkhall Lane	Harpole	S/2015/1068/FUL	24/09/2015	24/09/2018	3	3	3	NS
Long Acre Kennels	Hartwell	S/2014/0389/FUL	14/05/2014	14/05/2017	1	1	1	NS

APPENDIX 1: MINOR SITES								
Address	Parish	Reference	Date Approved	Date Lapse	Total dwellings	Remaining dwellings	5 year completions	status
24 Salcey Avenue	Hartwell	S/2014/1929/FUL	27/11/2014	27/11/2017	1	1	1	NS
2 Park Road	Hartwell	S/2014/2485/FUL	12/02/2015	12/02/2018	1	1	1	NS
122 Forest Road	Hartwell	S/2015/0096/FUL	23/03/2015	23/03/2018	1	1	1	NS
Amber View Folly Lane	Hartwell	S/2015/0727/FUL	02/07/2015	02/07/2018	0	0	0	NS
124 Forest Road	Hartwell	S/2016/0280/FUL	24/03/2016	24/03/2019	0	0	0	NS
Forest Park, Forest Road	Hartwell	S/2014/0759/FUL	24/07/2014	24/07/2017	3	3	3	NS
22-24 Park Road	Hartwell	S/2013/0385/FUL	28/05/2013	29/05/2016	1	1	1	UC
Park Hall Farm	Heathencote	S/1998/0695/P	02/11/1998	02/11/2003	3	2	2	UC
87 Wappenham Road	Helmdon	S/2014/0320/DMD	04/04/2014	04/04/2017	-1	-1	-1	NS
Jubilee Farm Astwell	Helmdon	S/2014/1733/PA	17/11/2014	30/05/2016	1	1	1	NS
75 Wappenham Road	Helmdon	S/2013/1328/FUL	28/01/2014	28/01/2017	1	1	1	NS
15 Wappenham Road	Helmdon	S/2015/1293/FUL	30/07/2015	30/07/2018	1	1	1	NS
The Cedar Bungalow	Helmdon	S/2004/0033/P	12/03/2004	12/03/2009	0	0	0	UC
Steane Grounds	Hinton in the Hedges	S/2015/1658/FUL	01/09/2015	01/09/2018	1	1	1	NS
Riddlesden House	Hinton in the Hedges	S/2015/2236/FUL	20/11/2015	20/11/2018	1	1	1	NS
8 Denton Road	Horton	S/2012/1349/OUT	31/07/2013	31/07/2016	1	1	1	NS
7 The Drive	Horton	S/2013/0500/OUT	13/08/2013	13/08/2016	1	1	1	NS
The Granary Station Road	Horton	S/2014/2400/FUL	19/02/2015	19/02/2018	1	1	1	NS
Garden House, Little Horton House	Horton	S/2015/1826/OUT	23/09/2015	23/09/2018	1	1	1	NS
Horton Lodge, Brafield Road	Horton	S/2015/1894/MAF	05/10/2015	05/10/2018	2	2	2	NS
Horton Paddocks Denton Road	Horton	S/2016/0326/FUL	29/03/2016	29/03/2019	1	1	1	NS
Captain Court	Horton	S/2012/0686/FUL	28/05/2013	28/05/2016	1	1	1	UC
29 The Drive	Horton	S/2015/1605/FUL	15/09/2015	15/09/218	1	1	1	UC
Greenacre Brafield Road	Horton	S/2014/2347/FUL	30/01/2015	30/01/2018	2	2	2	UC
Horton Paddocks Denton Road	Horton	S/2015/1073/FUL	08/07/2015	08/07/2018	2	2	2	UC
24 Whittall Street	Kings Sutton	S/2014/0847/RES	26/08/2014	26/08/2017	1	1	1	NS
9 The Willows	Kings Sutton	S/2015/0133/RES	30/03/2015	30/03/2018	1	1	1	NS
College Farm	Kings Sutton	S/2012/0753/FUL	06/09/2012	06/09/2015	1	1	1	UC
15-17 Red Lion Street	Kings Sutton	S/2013/0725/EXT	30/07/2013	30/07/2016	1	1	1	UC
Home Farm, Bulls Lane	Kings Sutton	S/2009/0834/LDP	18/02/2010	19/02/2013	3	3	3	UC
17 Mill Road	Kislingbury	S/2015/1027/FUL	02/07/2015	02/07/2018	1	1	1	NS
2 Twigden Road	Kislingbury	S/2013/1078/FUL	14/10/2013	14/10/2016	2	2	2	NS
17 Mill Road	Kislingbury	S/2013/1174/FUL	01/11/2011	01/11/2016	2	2	2	UC
3a Church Street	Kislingbury	S/2014/1731/FUL	14/11/2014	14/11/2017	0	0	0	UC
Towcester Road	Litchborough	S/1993/0046/P	04/03/1993	04/03/1998	1	1	1	UC
22 Meadow Lane	Little Houghton	S/2013/1324/FUL	26/11/2013	26/11/2016	0	0	0	NS
21 Station Road	Little Houghton	S/2013/1384/FUL	06/12/20130	06/12/2016	0	0	0	NS
Paradise Farm	Lower Boddington	S/2015/1795/FUL	29/09/2015	29/09/2018	1	1	1	NS

APPENDIX 1: MINOR SITES								
Address	Parish	Reference	Date Approved	Date Lapse	Total dwellings	Remaining dwellings	5 year completions	status
King Street	Maidford	S/2016/0147/FUL	18/03/2016	18/03/2019	2	2	2	NS
Foxwood Farm	Maidford	S/2006/1210/P	29/11/2006	29/11/2009	3	3	3	UC
4 Braggintons Lane	Middleton Cheney	S/2015/1062/FUL	06/07/2015	06/07/2015	1	1	1	NS
Waters Lane	Middleton Cheney	S/2015/1352/FUL	07/08/2015	07/08/2015	0	0	0	NS
27 High Street	Middleton Cheney	S/2015/0752/PA	02/06/2015	30/05/2016	1	1	1	NS
Purston Crossroads	Middleton Cheney	S/2015/0410/PA	22/04/2015	30/05/2016	1	1	1	NS
Mansionhill Stud Main Road	Middleton Cheney	S/2015/0182/FUL	01/05/2015	01/05/2018	1	1	1	NS
Pinfolds Barn Church Lane	Middleton Cheney	S/2015/2079/FUL	27/10/2015	27/10/2018	1	1	1	NS
The Cottage Thenford Road	Middleton Cheney	S/2015/2581/FUL	13/01/2016	13/01/2019	1	1	1	NS
18 High Street	Middleton Cheney	S/2015/1833/PA	05/10/2015	05/10/2018	1	1	1	NS
5 Braggintons Lane	Middleton Cheney	S/2013/1046/FUL	04/10/2013	04/10/2016	2	2	2	NS
Dands Drive	Middleton Cheney	S/2015/1943/FUL	24/09/2015	24/09/2018	3	3	3	NS
27 Chacombe Road	Middleton Cheney	S/2015/1917/OUT	07/10/2015	07/10/2018	4	4	4	NS
Swan Close	Middleton Cheney	S/2015/2147/FUL	28/07/2015	28/07/2018	7	7	7	NS
1 Barn Lane	Milton Malsor	S/2013/0727/OUT	01/08/2013	01/08/2016	1	1	1	NS
Home Farm, Malsor Lane	Milton Malsor	S/2008/0809/P	18/11/2008	19/11/2011	1	1	1	UC
Old Mill Farmhouse	Moreton Pinkney	S/2015/0579/FUL	30/06/2015	30/06/2018	1	1	1	NS
Ashbrook House, Weston Road	Moreton Pinkney	S/2013/0344/FUL	13/05/2013	13/05/2016	0	0	0	UC
Hillside Crescent	Nether Heyford	S/2015/2590/FUL	30/03/2016	30/03/2019	4	4	4	NS
6 Wheelwrights Way	Old Stratford	S/2014/0042/FUL	11/03/2014	11/03/2017	1	1	1	NS
5 Towcester Road	Old Stratford	S/2014/0493/OUT	05/12/2014	05/12/2017	1	1	1	NS
25 Deanshanger Road	Old Stratford	S/2015/0915/OUT	17/06/2015	17/06/2018	3	3	3	NS
5 Cosgrove Road	Old Stratford	S/2015/1787/FUL	24/09/2015	24/09/2018	2	2	2	UC
Bowling Green Farm	Overthorpe	S/2015/2432/PA	10/12/2015	10/12/2018	1	1	1	NS
Vale Cottage, Butchers Lane	Pattishall	S/2010/1085/EXT	14/10/2010	14/10/2013	1	1	1	UC
16 The Crescent	Pattishall	S/2013/1048/RES	03/10/2013	03/10/2016	3	3	3	UC
Barn of Cuttle Mill Lane	Paulerspury	S/2015/1632/PA	14/09/2015	14/09/2015	1	1	1	NS
32 High Street	Paulerspury	S/2013/1538/FUL	31/01/2014	31/01/2017	1	1	1	NS
13 Longcroft Lane	Paulerspury	S/2015/0310/FUL	27/05/2015	27/05/2018	0	0	0	NS
15 Lumber Lane	Paulerspury	S/2015/2365/FUL	04/12/2015	04/12/2018	0	0	0	NS
Normandy Barn, High Street	Paulerspury	S/2016/0182/PA	23/03/2016	23/03/2019	1	1	1	NS
Plumpton End	Paulerspury	S/2014/2138/FUL	18/12/2014	18/12/2017	2	2	2	NS
Grays Lane	Paulerspury	S/2015/2026/FUL	13/11/2015	13/11/2018	2	2	2	NS
8 Lumber Lane	Paulerspury	S/2010/1556/FUL	08/02/2011	08/02/2014	2	2	2	UC
14 Tews End Lane	Paulerspury	S/2015/1598/OUT	01/09/2015	01/09/2018	1	1	1	NS
31 Forest Road	Piddington	S/2013/1534/FUL	07/02/2014	07/02/2017	1	1	1	NS
43 Watling Street	Potterspury	S/2014/1757/FUL	24/11/2014	24/11/2017	1	1	1	NS
43 Watling Street	Potterspury	S/2015/2215/FUL	16/11/2015	16/11/2018	1	1	1	NS

APPENDIX 1: MINOR SITES								
Address	Parish	Reference	Date Approved	Date Lapse	Total dwellings	Remaining dwellings	5 year completions	status
43 Watling Street	Potterspury	S/2014/1479/FUL	09/10/2014	09/10/2017	2	2	2	NS
43 Watling Street	Potterspury	S/2014/2081/FUL	30/12/2014	30/12/2017	4	4	4	NS
Hill View Cottage	Purston	S/2015/1775/FUL	23/09/2015	23/09/2018	1	1	1	NS
Puxley Farm	Puxley	S/2014/0233/FUL	08/05/2014	08/05/2017	1	1	1	NS
Preston Deanery Road	Quinton	S/2015/3075/OUT	17/02/2016	17/02/2019	4	4	4	NS
Hall Farm	Radstone	S/2014/1416/FUL	03/10/2014	03/10/2017	1	1	1	NS
13 Hartwell Road	Roade	S/2013/1296/FUL	08/01/2014	08/01/2017	1	1	1	NS
16A London Road	Roade	S/2014/0384/FUL	20/05/2014	20/05/2017	1	1	1	NS
33 Hartwell Road	Roade	S/2015/2339/FUL	27/11/2015	27/11/2018	1	1	1	NS
10-12 Hyde Road	Roade	S/2013/0550/FUL	20/06/2013	21/06/2013	1	1	1	NS
Bailey Brooks Lane	Roade	S/2012/0970/OUT	10/10/2013	10/10/2016	8	8	8	NS
33 Hartwell Road	Roade	S/2012/1200/RES	22/02/2013	22/02/2016	4	1	1	UC
16 Stratford Road	Roade	S/2013/0851/FUL	01/10/2013	01/10/2016	1	1	1	UC
28 North Street	Rothersthorpe	S/2014/2136/FUL	10/02/2016	10/02/2019	1	1	1	NS
Strouds Farm	Rothersthorpe	S/2014/2233/FUL	21/01/2015	21/01/2018	2	2	2	NS
5 Main Road	Shutlanger	S/2014/0029/FUL	06/03/2014	06/03/2017	1	1	1	NS
Monastery Barn	Shutlanger	S/2014/1238/FUL	12/09/2014	12/09/2017	1	1	1	NS
The Monastery	Shutlanger	S/2014/2001/FUL	28/11/2014	28/11/2017	1	1	1	NS
61 Main Road	Shutlanger	S/2014/0660/FUL	18/03/2015	18/03/2018	1	1	1	NS
Bleak Hall Barn	Silverstone	S/2014/1249/PA	19/09/2014	30/05/2016	1	1	1	NS
West End Business Park	Silverstone	S/2014/0658/PA	04/07/2014	30/05/2016	1	1	1	NS
The Old Telephone Exchange	Silverstone	S/2015/2784/FUL	18/01/2016	18/01/2019	1	1	1	NS
Green Lane	Silverstone	S/2015/2264/FUL	10/11/2015	10/11/2018	1	1	1	NS
4 Church Street	Silverstone	S/2014/1866/OUT	22/01/2015	22/01/2018	1	1	1	NS
Whittlebury Road	Silverstone	S/2014/1526/OUT	13/03/2015	13/03/2018	6	6	6	NS
Silverstone Poultry Farm	Silverstone	S/2006/0317/P	12/05/2006	12/05/2008	1	1	1	UC
Slapton Manor Farm	Slapton	S/2013/1075/FUL	10/10/2013	10/10/2016	2	2	2	NS
Manor Farm	Steane	S/2013/1097/FUL	17/10/2013	17/10/2016	1	1	1	NS
3 Bridge Road	Stoke Bruerne	S/2015/2542/FUL	18/12/2015	18/12/2018	1	1	1	NS
Stutchbury Hall Farm	Sulgrave	S/2013/0894/FUL	03/09/2013	03/09/2016	1	1	1	NS
Helmdon Road	Sulgrave	S/2015/3071/FUL	12/02/2016	12/02/2019	2	2	2	NS
Fleet Farm Little Street	Sulgrave	S/2015/0728/FUL	22/05/2015	22/05/2018	4	4	4	NS
Litchlake Barn	Syresham	S/2014/2222/FUL	08/01/2015	08/01/2018	1	1	1	NS
The Pound	Syresham	S/2015/2437/FUL	30/07/2015	30/07/2018	3	3	3	NS
Bell Lane	Syresham	S/2011/1540/FUL	18/01/2012	18/01/2015	0	0	0	UC
Home Farm Cottage	Syresham	S/1990/0946/P		10/08/2005	2	2	2	UC
Manor Farm Thenford	Thenford	S/2015/1282/FUL	25/08/2015	25/08/2018	1	1	1	UC
Banbury Lane	Thope Mandeville	S/2015/0477/OUT	27/04/2015	27/04/2018	1	1	1	NS

APPENDIX 1: MINOR SITES								
Address	Parish	Reference	Date Approved	Date Lapse	Total dwellings	Remaining dwellings	5 year completions	status
Top Farm	Tiffield	S/2015/0005/PA	02/03/2015	30/05/2016	1	1	1	NS
Burcote Road	Towcester	S/2015/1099/FUL	17/07/2015	17/07/2018	-1	-1	-1	NS
61 Watling Street	Towcester	S/2013/0593/FUL	18/09/2013	18/09/2016	1	1	1	NS
136 Watling Street	Towcester	S/2013/1111/FUL	26/09/2013	26/09/2016	1	1	1	NS
40 Hesketh Crescent	Towcester	S/2014/0510/FUL	15/08/2014	15/08/2017	1	1	1	NS
Old Post Office Yard	Towcester	S/2014/2330/FUL	22/01/2015	22/01/2018	1	1	1	NS
61 Watling Street	Towcester	S/2015/1841/FUL	02/10/2015	02/10/2018	1	1	1	NS
Solly Way	Towcester	S/2015/2591/FUL	15/03/2016	15/03/2019	1	1	1	NS
Uplands Farm Caldecote	Towcester	S/2015/2169/FUL			1	1	1	NS
Sun Yard	Towcester	S/2015/3006/FUL	08/02/2016	08/02/2019	2	2	2	NS
59 Brackley Road	Towcester	S/2013/0828/OUT	19/08/2013	19/08/2016	3	3	3	NS
173 Watling Street	Towcester	S/2016/0261/FUL	24/03/2016	24/03/2019	3	3	3	NS
8 Watling Street	Towcester	S/2014/0749/FUL	17/07/2014	17/07/2017	7	7	7	NS
122 Brackley Road	Towcester	S/2014/0169/FUL	01/04/2014	01/04/2017	0	0	0	UC
156 Watling Street	Towcester	S/2015/0450/FUL	01/05/2015	01/05/2018	1	1	1	UC
10 Pomfret Road	Towcester	S/2012/0370/FUL	24/05/2012	24/05/2015	2	2	2	UC
Highlands Farm	Upper Boddington	S/2015/1647/PA	16/09/2015	16/09/2018	1	1	1	NS
29 High Street	Wappenham	S/2014/1702/PA		30/05/2016	1	1	1	NS
3 Brookside	Wappenham	S/2014/0228/FUL	11/04/2014	11/04/2017	1	1	1	NS
Jacksons Barn	Wappenham	S/2014/1960/FUL	04/12/2014	04/12/2017	1	1	1	NS
Wappenham Road Weedon Lois	Wappenham	S/2015/3035/PA	15/02/2016	15/02/2019	1	1	1	NS
2 High Street	Weedon Lois	S/2014/0634/FUL	24/06/2014	24/06/2017	0	0	0	NS
Manor Barn Lois Weedon	Weston	S/2015/2064/PA	22/10/2015	22/10/2018	2	2	2	NS
Coolington Barn, Helmdon Road	Weston/Sulgrave	S/2015/1420/PA	18/08/2015	18/08/2018	1	1	1	NS
2 Church Way	Whittlebury	S/2013/0374/FUL	13/05/2013	13/05/2016	-1	-1	-1	NS
12 High Street	Whittlebury	S/2014/0641/FUL	04/07/2014	04/07/2017	1	1	1	NS
Lodge Park	Whittlebury	S/2015/2852/FUL	26/01/2016	26/01/2019	1	1	1	NS
41 Leckhampstead Road	Wicken	S/2015/0557/FUL	17/06/2015	17/06/2018	1	1	1	NS
Folly Buildings	Wicken	S/2015/1928/FUL	13/10/2015	13/10/2018	1	1	1	NS
26 Leckhampstead Road	Wicken	S/2009/0939/FUL	24/11/2009	24/11/2012	1	1	1	UC
Manor Farm	Wood Burcote	S/2013/1381/FUL	13/12/2013	13/12/2016	4	4	4	NS
5 Burcote Road	Wood Burcote	S/2015/1533/FUL	28/08/2015	28/08/2015	1	1	1	UC
The Barn Southfields	Woodend	S/2015/0293/PA	12/05/2015	30/05/2016	3	3	3	NS
4 Lower Green	Woodend	S/2013/0441/FUL	27/06/2013	27/06/2016	0	0	0	UC
The White House, Potterspurys Lodge	Yardley Gobion	S/2014/0540/FUL	04/06/2014	04/06/2017	1	1	1	NS
54 Moorend Road	Yardley Gobion	S/2015/2074/FUL	22/10/2015	22/10/2018	1	1	1	UC
Old School Hall The Square	Yardley Hastings	S/2014/0352/PA	07/05/2014	30/05/2016	2	2	2	NS
					345	334	334	

Summary of Minor sites			
	Total Dwellings	Total remaining	Total remaining dwellings to be built in next 5 years
Urban	69	64	64
Rural	276	270	270
Totals	345	334	333

APPENDIX 2: WINDFALL ALLOWANCE

	Completions (including) NRDA	Completions (excluding NRDA)	Completions on Allocated Sites (excluding NRDA)	All Windfall Completions (excluding NRDA)	Windfall as %age of completions (excluding NRDA)	Windfall – Sites less than 10 dwellings	Windfall – Sites less than 10 as %age of completions (excluding NRDA)
2001/02	647	498	214	284	57	200	40
2002/03	993	366	129	237	68	121	33
2003/04	431	174	71	102	59	82	47
2004/05	595	325	162	161	50	76	23
2005/06	310	236	133	103	44	69	29
2006/07	257	236	69	167	71	85	36
2007/08	248	211	12	199	94	99	47
2008/09	220	222	19	201	91	94	43
2009/10	258	258	18	240	93	145	56
2010/11	206	206	21	185	90	88	43
2011/12	304	304	0	304	100	101	33
2012/13	226	226	0	226	100	79	34
2013/14	333	333	0	333	100	92	27
2014/15	343	343	40	303	88	88	25
2015/16	516	465	189	276	59	79	17

APPENDIX 3: LAPSE RATE

Annual Lapse Rate for South Northamptonshire (2001 – 2015)			
Year	No of Lapsed Dwellings in year	Number of Outstanding Planning Permissions at start of year	Lapse Rate(%)
2001 – 2002	1	1064	0.1
2002 - 2003	0	770	0
2003 - 2004	13	798	1.6
2004 - 2005	3	815	0.4
2005 - 2006	1	613	0.2
2006 – 2007	3	717	0.4
2007 – 2008	3	722	0.4
2008 - 2009	119	770	15.5
2009 - 2010	19	572	3.3
2010 - 2011	47	984	4.8
2011 - 2012	37 ⁷	1380	2.7
2012 - 2013	17	1354	1.2
2013 - 2014	11	1407	0.78
2014 – 2015	12	2,857	0.4
2015 - 2016	46 ⁸	2,240	2.0

⁷ Includes 13 on one major site. All other lapses between 2011 and April 2015 have been on minor sites of less than 10 dwellings.

⁸ Includes 26 on one major site. All other lapses between 2011 and April 2015 have been on minor sites of less than 10 dwellings.

APPENDIX 4: TRAJECTORY																
	2001/ 2011	2011 / 2016	16 /17	17 /18	18/19	19/20	20/21	21/22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	Total (2011 - 2029)
Major sites																
Towcester South			0	40	100	100	100	200	200	220	225	225	230	230	230	2100
Burcote Road			10	40	40	0	0	0	0	0	0	0	0	0	0	
Moat Lane			3	17	20	20	12	0	0	0	0	0	0	0	0	72
Springfields			40	13	0	0	0	0	0	0	0	0	0	0	0	53
Wood Burcote Court			8	51	48	48	48	7	0	0	0	0	0	0	0	210
Sub Total (Towcester)		758	61	161	208	168	160	207	200	220	225	225	230	230	230	2525
Daniaud Court			0	0	20	20	7	0	0	0	0	0	0	0	0	47
Stuart Road			0	0	20	20	15	0	0	0	0	0	0	0	0	55
38-50 Market Place			0	14	0	0	0	0	0	0	0	0	0	0	0	14
The Old Glebe			14	0	0	0	0	0	0	0	0	0	0	0	0	14
Phase 1 Radstone Fields (87)			52	0	0	0	0	0	0	0	0	0	0	0	0	52
Radstone Fields (outline)			0	0	50	50	51	100	7	0	0	0	0	0	0	258
Phase 1 Radstone Fields (88)			3	0	0	0	0	0	0	0	0	0	0	0	0	3
Phase 2 Radstone Fields (141)			0	50	50	41	0	0	0	0	0	0	0	0	0	141
Phase 2 Radstone Fields (115)			0	50	50	15	0	0	0	0	0	0	0	0	0	115
Phase 1 Radstone Fields (162)			50	36	0	0	0	0	0	0	0	0	0	0	0	86
Bronnleys			33	0	0	0	0	0	0	0	0	0	0	0	0	33
Foxhill Brackley North			0	45	45	45	45	0	0	0	0	0	0	0	0	180
Town Farm			8	0	0	0	0	0	0	0	0	0	0	0	0	8
Turweston Road			0	35	35	35	35	35	35	35	35	35	35	0	0	350
Brackley Sawmills			35	34	34	12	0	0	0	0	0	0	0	0	0	115
Sub Total (Brackley)	1912	1154	195	264	304	238	153	135	42	35	35	35	35	0	0	1471
Chaplins Yard, Roade site			40	12	0	0	0	0	0	0	0	0	0	0	0	52
Chapel Lane Blisworth			0	15	12	0	0	0	0	0	0	0	0	0	0	27
Peace Hill Bugbrooke			0	0	17	0	0	0	0	0	0	0	0	0	0	17
The Hunters Deanshanger			13	0	0	0	0	0	0	0	0	0	0	0	0	13
Hayes road Deanshanger			0	6	6	6	0	0	0	0	0	0	0	0	0	18
Britannia Works Deanshanger			0	14	0	0	0	0	0	0	0	0	0	0	0	14
Banbury Lane Middleton Cheney			6	0	0	0	0	0	0	0	0	0	0	0	0	6
Hampton Drive Kings Sutton			30	5	0	0	0	0	0	0	0	0	0	0	0	35
Main Road Middleton Cheney			2	0	0	0	0	0	0	0	0	0	0	0	0	2
Astrop Grange Kings Sutton			0	10	0	0	0	0	0	0	0	0	0	0	0	10
Westthorp Greatworth			0	10	0	0	0	0	0	0	0	0	0	0	0	10
Cosgrove Road Old Stratford			0	0	0	32	0	0	0	0	0	0	0	0	0	32
East of Deanshanger Road Old Stratford			15	18	0	0	0	0	0	0	0	0	0	0	0	33
Grey's Close Paulerspury			0	0	10	0	0	0	0	0	0	0	0	0	0	10
Towcester Road Old Stratford			15	55	55	0	0	0	0	0	0	0	0	0	0	125

APPENDIX 4: TRAJECTORY																
	2001/ 2011	2011 / 2016	16 /17	17 /18	18/19	19/20	20/21	21/22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	Total (2011 - 2029)
Village Hall Syresham			0	0	5	10	11	0	0	0	0	0	0	0	0	26
Catchyard Silverstone			15	45	45	45	45	25	0	0	0	0	0	0	0	220
Pianoforte, Roade			15	65	65	65	65	17	0	0	0	0	0	0	0	292
Land north of Bedford Road, Yardley Hastings			0	0	20	0	0	0	0	0	0	0	0	0	0	20
Sub Total (Rural Areas)		920	151	255	235	158	121	42	0	0	0	0	0	0	0	962
Sub Total (Towcester, Brackley and Rural Areas)		2832	407	680	747	564	434	384	242	255	260	260	265	230	230	4958
Minor sites																
Brackley			8	8	8	8	8	0	0	0	0	0	0	0	0	40
Sub Total (Brackley)			8	8	8	8	8	0	0	0	0	0	0	0	0	40
Towcester			5	5	5	5	4	0	0	0	0	0	0	0	0	24
Sub Total (Towcester)			5	5	5	5	4	0	0	0	0	0	0	0	0	24
Rural Areas			54	54	54	54	54	0	0	0	0	0	0	0	0	270
Sub Total (Rural Areas)			54	54	54	54	54	0	0	0	0	0	0	0	0	270
Sub Total (Towcester, Brackley and Rural Areas)			67	67	67	67	66	0	0	0	0	0	0	0	0	334
Urban Capacity and Windfalls																
Windfalls (Towcester) not elsewhere in this table)			0	0	5	5	5	5	5	5	5	5	5	5	5	55
Sub Total (Towcester)			0	0	5	5	5	5	5	5	5	5	5	5	5	55
Windfalls (Brackley) not elsewhere in this table)			0	0	5	5	5	5	5	5	5	5	5	5	5	55
Sub Total (Brackley)			0	0	5	5	5	5	5	5	5	5	5	5	5	55
Windfalls (Rural Areas) not elsewhere in this table)			0	0	45	45	45	45	45	45	45	45	45	45	45	495
Sub total (Rural Areas)			0	0	45	45	45	45	45	45	45	45	45	45	45	495
Sub total (Towcester, Brackley and Rural Areas)			0	0	55	55	55	55	55	55	55	55	55	55	55	605
Actual/ Projected completions (Towcester)	490	135	66	166	218	178	169	212	205	225	230	230	235	235	235	2739
Actual/ Projected completions (Brackley)	430	340	203	272	317	251	166	140	47	40	40	40	40	5	5	1906
Actual/Projected completions (Rural Areas)	1,812	1,196	205	309	334	257	220	87	45	45	45	45	45	45	45	2923
Actual/ Projected completions (Brackley, Towcester and Rural Areas)	2,732	1,671	474	747	869	686	555	439	297	310	315	315	320	285	285	7568
Housing requirement SNC: (OAN)	2,732	1,685	386	386	351	351	351	351	351	351	351	351	351	351	351	6,318

APPENDIX 4: TRAJECTORY																
	2001/ 2011	2011 / 2016	16 /17	17 /18	18/19	19/20	20/21	21/22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	Total (2011 - 2029)
Amended Housing requirement to take account of 5% buffer and shortfall (OAN 2011 – 2029)	2,732	1,671	407	408	372	373	371	339	339	339	339	340	340	340	340	6,318

Appendix 5

The WNJCS also sets out a DELIVERY housing figure of 7,170 dwellings for South Northamptonshire (excluding the Northamptonshire Related Development Area). The proposed delivery figure is a little higher than the need figure. The adopted WNJCS clearly explains that for the purposes of calculating the housing land supply the NEED figure should be used. This has recently been confirmed in a recent appeal decision (Appeal Ref: APP/Z2830/A/14/2224285: Land east of Poundfield Road, Potterspury). Paragraph 5.42 of the Plan requires delivery to be measured and reported against both planned delivery and objectively assessed need. Table 2 is therefore included in this Report that confirms that the Council is meeting its delivery figure.

TABLE 2: FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND (DELIVERY)		DWELLINGS (DELIVERY)
A	Total Housing Delivery ⁹ (2011 – 2029)	7,173
B	Housing Delivery ¹⁰ (2011 – 2016)	1,495
C	Completions (2011 – 2016)	1,671
D	Surplus (B-C)	176
E	Basic 5 year housing Delivery (2016 – 2021) ¹¹	2,546
F	5 year housing Delivery - surplus (2016 – 2021) (E - D)	2,370
G	5% buffer ¹² (5% of = 2,370)	119
H	Housing Delivery 2016 – 2021 (F + G)	2,489
I	Major urban sites with planning permission deliverable within next 5 years	1,912
	Major allocated urban sites without planning permission deliverable within next 5 years	102
J	Major rural sites with planning permission deliverable within next 5 years	920
K	Minor urban sites with planning permission deliverable within next 5 years	64
L	Minor rural sites with planning permission deliverable within next 5 years	270
M	Supply based on windfall allowance	165
N	Lapse Rate	68
O	Deliverable Supply (I + J + K + L + M - N)	3,365
P	Surplus of Deliverable supply (O) over Delivery (H)	+876
Q	Number of Years Supply including 5% (3,365/(2,489/5))	6.76

⁹ Source: Policy S3 of the WNJCS

¹⁰ Source Appendix 3 of WNJCS

¹¹ Source Appendix 3 of WNJCS

¹² The Council has at least met the housing requirement every year since 2011. Therefore a 5% rate is applicable