



**South Northamptonshire Council
Housing Land Availability Study**

April 2017

SUMMARY

THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

There is a **10.12 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). This is summarised in Table 1 below.

TABLE 1: FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND		DWELLINGS (OAN)
A	5 year housing requirement (2017 – 2022) ¹	1,601
B	5% Buffer (5% of A) ²	80
C	Total Housing Supply Required 2017 – 2022 (A + B) Annualised Requirement (1,681 / 5 = 336)	1,681
D	Deliverable Supply (Urban Areas Major and Minor sites) (2,146 + 48) ³	2,194
E	Deliverable Supply (Rural Areas Major and Minor sites) (738 + 282) ⁴	1,020
F	Expected Contribution from windfall sites ⁵	225
G	Less allowance for future lapsed permissions ⁶	37
H	Deliverable Supply (D + E + F - G)	3,402
I	Number of Years Supply (H / Annualised requirement in C) 3,402 / 336 = 10.12	10.12

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

¹ Explained in paras 3.1 – 3.4

² Explained in paras 3.5 – 3.9

³ Explained in paras 4.1 – 4.5

⁴ Explained in paras 4.1 – 4.5

⁵ Explained in paras 4.6 – 4.8

⁶ Explained in paras 4.9 – 4.10

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 (ie: 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 2017 the WNJCS expected a total of 2,071 dwellings to be completed. This leaves a residual target of 4,247 dwellings to be built between 2017 and 2029 (6,318 – 2,071). 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 1,790 dwellings should be delivered over the next five years between 2017 and 2022. This is set out in Table 2 below.

	2011/12 - 2016/17	2017/18 - 2021/22	2022/23 - 2026/27	2027/28 - 2028/29
OAN	2,071	1,790	1,755	702

- 3.3 The Trajectory (Table 2 above) expected that 2,071 dwellings would be delivered for the period 2011 – 2017. In reality 2,260 dwellings were completed. This means that since 2011 the Council has over delivered by a net 189 dwellings against the need requirement. Table 3 sets this out on an annual basis.

	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
2016/2017	386	589	+203
Totals	2,071	2,260	+189

- 3.4 There are no policies or guidance at a national level that deal with how to factor a surplus number of completed dwellings into the five year

housing land supply requirement. However, Appendix 4 to this Report clearly indicates that the Council will provide more dwellings (7,805) than are required by the OAN in the WNJCS (6,318). This excludes any additional housing that may come forward under allocations or policies in the emerging Part 2 Local Plan that are not yet included in the Trajectory. In previous years where the number of dwellings completed were lower than the requirement the total shortfall was added to the requirement for the following 5 years. It is therefore appropriate that any surplus of completions is deducted from the requirement for the next 5 years. This is consistent with the approach adopted by Daventry District Council. This reduces the requirement for 2017 – 2022 from 1,790 to 1,601 dwellings.

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 3.3 of this Report states that since 2011 the Council has over delivered by 189 dwellings more than the Trajectory.

3.7 Table 2 demonstrates that taken cumulatively, delivery has exceeded the requirement set out in the WNJCS. There is no objectively assessed housing figure for the period prior to 2011. This demonstrates that South Northamptonshire does not show a record of persistent delivery and is therefore a district where a 5% buffer applies. This position is further supported by the level of completions in the last two years (15-16 and 16-17) which have exceeded the WNJCS requirement. The 5% buffer that is to be applied is to be brought forward from later in the Plan period (ie: after year6). 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.

Therefore:

The basic housing requirement for 2017 - 2022 is 1,790 dwellings.

- 5 Year requirement = 1,790 dwellings⁷
- Surplus = 189 dwellings
- Total 5 year requirement less surplus = 1,601 dwellings

⁷ Source Appendix 3 of the WNJCS as summarised in Table 1 of this Report

- 5% of 1,601 = 80 dwellings
- Revised 5 Year requirement + 5% buffer = 1,601 + 80 dwellings = 1,681 dwellings

3.8 Table 4 below sets out the revised annual dwelling requirement for South Northamptonshire for the next 5 years (excluding the NRDA) as set out in Appendix 3 of the WNJCS taking into account:

- the requirement to account for the 189 dwelling surplus in the next 5 year period
- the requirement to bring forward the 5% buffer (80 dwellings from later in the plan period to the next 5 years
- the consequential need to reduce the remaining plan period (years 6 onwards) by the 80 dwellings

Table 4: Housing Target 2017/18 – 2021/22 with Surplus			
Year	Trajectory Target	<u>Revised Target accounting for Surplus⁸</u>	<u>Revised Target with 5% Buffer⁹</u>
2017/18	386	345	361
2018/19	351	314	330
2019/20	351	314	330
2020/21	351	314	330
2021/22	351	314	330
2022/23	351	351	340
2023/24	351	351	340
2024/25	351	351	340
2025/26	351	351	340
2026/27	351	351	339
2027/28	351	351	339
2028/29	351	351	339
Totals	4247	4058	4058

⁸ This is the identified 189 dwelling surplus included in the first five years of the remaining Plan period.

⁹ This is the identified 5% Buffer (accounting for surplus (189 dwellings) included in the first five years of the remaining Plan period and reduced from years 6 onwards

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 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
 - 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 989 dwellings will be delivered from major sites in Towcester and 1,157 from major sites in Brackley over the next 5 years.
- 4.4 In summary it is anticipated that 738 dwellings will be delivered from major sites in the rural areas over the next 5 years.

Minor Sites (less than 10 dwellings)

- 4.5 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 330 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

- 4.6 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;

- 4.7 Appendix 2 to this Report sets out the rates of completions on windfall sites. In the 6 years since 2011 there has been an annual average of 361 windfall completions with an annual average of 108 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 75 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 2 that includes the re-defining of village confines and a proposed permissive policy to allow for additional dwellings on sites outside confines where there is a demonstrated objectively assessed local need. In turn this could result in further small scale development opportunities being made available in future years within villages.
- 4.8 The Report therefore allows for a total of 225 dwellings from windfall sites in the next five years. This is 75 dwellings in each of years 3, 4 and 5.

Lapse Rate

- 4.9 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.
- 4.10 Any application which expired prior to 01 April 2017, and was not renewed has been deleted from the supply of planning permissions. In the last monitoring year (16/17) sites comprising 43 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 6 years of the Plan period a total of 166 dwellings have lapsed at an average of 28 dwellings per year. The lapse rate has varied since 2011 and 2016 from 0.4% to 3.1%. It is therefore reasonable to allow for a 5% lapse rate within the 5 Year Housing Land supply calculation. At April 2017 there were a total of 751 dwellings on sites that had planning permission on unimplemented sites (ie: not started) comprising:

- dwellings on major urban sites that had planning permission on unimplemented sites (ie: not started) = 457 dwellings
- dwellings on major rural sites that had planning permission on unimplemented sites (ie: not started) = 65 dwellings
- dwellings on minor urban sites that had planning permission on unimplemented sites (ie: not started) = 24 dwellings
- dwellings on minor rural sites that had planning permission on unimplemented sites (ie: not started) = 205 dwellings

5% of 751 = 37 dwellings

4.11 In summary the following dwellings are expected to be delivered in the next 5 years:

- Major Sites (Urban areas) = 2,146 dwellings
- Major Sites (Rural Areas) = 738 dwellings
- Minor Sites (Urban areas) = 48 dwellings
- Minor Sites (Rural Areas) = 282 dwellings
- Windfall Allowance = 225 dwellings
- Lapse Rate = 37 dwellings
- Total assessed Delivery = 3,402 dwellings

4.12 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 5 sets out the 5 Year Supply of housing land calculation for South Northamptonshire.

TABLE 5: FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND		DWELLINGS (OAN)
A	Total Housing Requirement (OAN = 2011 – 2029)	6,318
B	Housing Requirement (OAN = 2011 – 2017)	2,071
C	Completions (2011 – 2017)	2,260
D	Surplus of completions over requirement (C –B)	189
E	Basic 5 year housing requirement (2017 – 2022)	1,790
F	5 year housing requirement - Surplus (2017 – 2022) (E - D)	1,601
G	5% Buffer ¹⁰ (5% of F)	80
H	Housing Supply Required 2017 – 2022 (F + G)	1,681
I	Major urban sites with planning permission deliverable within next 5 years	1,874
J	Major urban sites with pending planning applications deliverable within next 5 years ¹¹	170
K	Major allocated urban sites without planning permission deliverable within next 5 years	102
L	Major rural sites with planning permission deliverable within next 5 years	698
M	Major allocated rural sites without planning permission deliverable within next 5 years	40
N	Minor urban sites with planning permission deliverable within next 5 years	48
O	Minor rural sites with planning permission deliverable within next 5 years	282
P	Supply based on windfall allowance	225
Q	Lapse Rate	37 ¹²
R	Deliverable Supply (I + J + K + L + M + N + O + P - Q)	3,402
S	Surplus of Deliverable supply (R) over supply required (H)	1,721
T	Number of Years Supply including 5% buffer (= 3,402/(1,681/5))	10.12

¹⁰ If a 20% buffer is applied this would result in a supply required of 1.921 dwellings (1,601 + 20% of 1,595 = 320) = 1921. This would result in a land supply of 8.85 years

¹¹ Two reserved matters sites at Radstone Fields Brackley with undetermined planning applications (total of 170 dwellings)

¹² This is 5% of the total number of dwellings on sites with planning permission that have not started (751 dwellings)

6 South Northamptonshire Local Plan Part 2

- 6.1 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. This is set out in Table 6 below

TABLE 6: DEVELOPMENT IN THE RURAL AREAS OF SOUTH NORTHAMPTONSHIRE		
A	JCS Requirement for rural areas 2011 – 2029	2,360
B	Completions 2011 – 2017	1,411
C	Residual Requirement (2017 – 2029) (A - B)	949
Commitments		
D	Number of dwellings on Major sites with planning permission but yet to be completed (April 2017)	780
E	Number of dwellings on Minor sites with planning permission but yet to be completed (April 2017)	282
F	Total Sites with planning permission yet to be completed (D + E)	1062
G	Number of dwellings with planning permission on rural area sites yet to be implemented (ie: not started)	270
H	5% lapse Rate on extant sites (sites not stated)	14
I	Total completions and Commitments (B + F - H)	2,459
J	Surplus of supply over requirement (I) against requirement (A)	+99

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.*

6.2 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 3,163 dwellings would be delivered in the rural areas. This would be 803 (34%) higher than the 2,360 dwelling requirement.

6.3 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.

6.4 Work is progressing on the Part 2 Local Plan. The first draft of the Plan that was approved by the Council in February 2017 considers that, in accordance with the NPPF, it is important that where local objectively assessed needs (LOAN) for housing are identified these should, where possible, be met. The emerging policy approach would allow for development of an appropriate scale on suitable sites outside the settlement confines where there is a clear objectively assessed local housing need demonstrated. Whilst this policy approach is emerging and is not yet applicable due to the relatively early stage of the plan preparation it is likely that if the approach is continued into the adopted version of the Plan that there would be additional development permitted within the rural areas over and above that identified in this Report.

7 Monitoring

7.1 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 fully review every 5 years minimum.
- Review policy

8 Delivery Figures in the WNJCS

8.1 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).

8.2 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.

8.3 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: Towcester: Under Construction							
Address	Settlement	Application	Approved	Total dwellings	Remaining dwellings	5 Year delivery	Status
Moat Lane	Towcester	S/2012/1476/MAF	31/07/2013	58	34	34	UC
Wood Burcote Court	Towcester	S/2012/0799/MAO	02/04/2015	210	90	60	UC
Burcote Road	Towcester	S/2015/2464/MAR	19/02/2016	120	110	110	UC
Towcester Vale (Persimmon)	Towcester	S/2016/1738/MAR	24/11/2016	201	201	201	UC
Towcester Vale (Bloor)	Towcester	S/2016/1201/MAR	28/07/2016	246	246	198	UC
Towcester Vale (Outline)	Towcester	S/2007/0374/OUTWNS	27/03/2015	2303	2303	279	UC
Totals				3138	2984	882	

Appendix 1: Major Sites: Towcester: Not Started								
Address	Settlement	Application	Approved	Lapse date	Total dwellings	Remaining dwellings	5 Year delivery	Status
Burcote Road	Towcester	S/2015/2354/MAR	11/02/2016	11/02/2019	90	90	90	NS
Moat Lane	Towcester	S/2015/2925/MAF	29/03/2016		17	17	17	NS
Totals					107	107	107	

Appendix 1: Major Sites: Brackley: Under Construction							
Address	Settlement	Application	Approved	Total dwellings	Remaining dwellings	5 Year delivery	Status
Town Farm	Brackley	S/2011/0740/MAF		12	2	2	UC
Brackley Sawmills	Brackley	S/2014/0556/MAR	16/07/2014	86	14	14	UC
Brackley Sawmills	Brackley	S/2014/0557/MAF	16/07/2014	53	53	53	UC
Radstone Fields	Brackley	S/2015/2884/MAR	12/02/2016	115	114	114	UC
Radstone Fields	Brackley	S/2013/1276/MAR		88	3	3	UC
Radstone Fields	Brackley	S/2013/0885/MAR		162	3	3	UC
Radstone Fields	Brackley	S/2010/0995/MAO	21/06/2013	1000	220	220	UC
Radstone Fields	Brackley	S/2013/1096/MAR		87	9	9	UC
Radstone Fields	Brackley	S/2016/0069/MAR	11/03/2016	141	117	117	UC
Foxhill	Brackley	S/2016/0481/MAR	19/05/2016	180	173	173	UC
Totals				1924	708	708	

Appendix 1: Major Sites: Brackley: Not Started								
Address	Settlement	Application	Approved	Lapse date	Total dwellings	Remaining dwellings	5 Year delivery	Status
Radstone Fields	Brackley	S/2017/1018/MAR	Pending		50	50	50	NS
Radstone Fields	Brackley	S/2017/0858/MAR	Pending		137	137	137	NS
Turweston Road	Brackley	S/2011/0141/MAO S/20171/0342/MAR	10/02/2014 Pending	10/02/2017	350	350	160	NS
Totals					537	537	347	

Appendix 1: Major Sites: Brackley: Allocations						
Address	Settlement	Application	Total dwellings	Remaining Dwellings	5 Year delivery	Status
Stuart Road	Brackley	Allocation	55	55	55	NS
Daniaud Court	Brackley	Allocation	47	47	47	NS
Totals			102	102	102	

Appendix 1: Major Sites: rural Areas: Under Construction							
Address	Settlement	Application	Approved	Total dwellings	remaining dwellings	5 Year delivery	Status
Chapel Lane	Blisworth	S/2013/0225/MAF	29/05/2013	27	27	27	UC
The Hunters	Deanshanger	S/2015/0968/MAF	02/07/2015	13	13	2	UC
Britannia Works	Deanshanger	S/2011/0782/MAF	16/12/2013	14	14	14	UC
Hampton Drive	Kings Sutton	S/2012/1417/MAF	04/07/2013	35	21	21	UC
Astrop Grange	Kings Sutton	S/2015/1704/MAF	22/10/2015	10	10	10	UC
Land east of Deanshanger Road	Old Stratford	S/2012/0368/MAR	14/06/2012	33	33	33	UC
Towcester Road	Old Stratford	S/2014/2183/MAR	12/02/2015	125	91	91	UC
Chaplins Yard	Roade	S/2013/1409/MAF	02/06/2014	105	12	12	UC
Land of Ashton Road	Roade	S/2015/0664/MAR	10/09/2015	292	271	200	UC
Catch Yard Farm	Silverstone	S/2015/0080/MAR	24/04/2015	220	195	195	UC
Land south of Syresham Village Hall	Syresham	S/2016/0848/MAR	31/08/2016	26	26	26	UC
Main Road	Middleton Cheney	S/2012/0256/MAR		16	2	2	UC
				916	715	633	

Appendix 1: Major Sites: Rural Areas: Not Started								
Address	Settlement	Application	Approved	Lapse date	Total dwellings	Remaining dwellings	5 Year delivery	Status
Peace Hill	Bugbrooke	S/2015/1573/MAF	31/03/2016	31/03/2019	17	17	17	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	12/06/2018	10	10	10	NS
Bedford Road	Yardley Hastings	S/2013/1595/MAO	17/12/2014	17/12/2017	20	20	20	NS
					65	65	65	

Appendix 1: Major Sites: Rural Areas: Allocations						
Address	Settlement	Application	Total dwellings	Remaining Dwellings	5 Year delivery	Status
Watts Close	Syresham	Allocation	40	40	40	NS
Totals			40	40	40	

Site Assessments (Towcester)

Settlement	Towcester	Site	Towcester South	Reference	S/2016/1738/MAR S/2016/1201/MAR S/2007/0374/OUTWNS
Total Dwellings	2,750	Total Dwellings to be completed	2,750	Anticipated 5 Year Delivery	678
Planning Status	Outline Permission/ Reserved matters	Developer	Persimmon/Bloors		
Notes					
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 completed. Highway works provide the A5/Racecourse Site Access Junction that is required to serve Phase 1 of the development commenced. Developers have confirmed the delivery of 678 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	200	Anticipated 5 Year Delivery	170
Planning Status	Outline and Reserved Matters permission	Developer	Redrow		
Notes					
Reserved matters approved for 120 dwellings (Phase 1). Phase 1 under construction. Work on access underway. No confirmation from developer on anticipated delivery. It is assumed that 170 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	24	Anticipated 5 Year Delivery	51
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. It is assumed that 51 dwellings will be completed over the next 5 years. .					

Settlement	Towcester	Site	Burcote Road	Reference	S/2015/2354/MAR
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. Pre commencement conditions approved early 2017. 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	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. Developers have confirmed the delivery of 53 dwellings over the next 5 years					

Settlement	Brackley	Site	Sawmills	Reference	S/2014/0556/MAR
Total Dwellings	86	Total Dwellings to be completed	14	Anticipated 5 Year Delivery	14
Planning Status	Under Construction	Developer	Linden Homes		
Notes					
Site under construction. Developers have confirmed the delivery of 14 dwellings 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. Under construction. 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	2	Anticipated 5 Year Delivery	2
Planning Status	Under Construction	Developer	Shire Homes Oxford Ltd		
Notes					
Under construction. It is assumed that the remaining 2 dwellings will be completed over the next 5 years.					

Settlement	Brackley	Site	Turweston Road	Reference	S/2011/0141/MAO S/20171/0342/MAR
Total Dwellings	350	Total Dwellings to be completed	350	Anticipated 5 Year Delivery	140
Planning Status	Outline Permission Reserved Matters application submitted	Developer	Catalyst Housing		
Notes					
Some Pre commencement conditions discharged. Catalyst Housing have submitted a reserved matters application to the Council. No confirmation from developer on anticipated delivery. It is assumed that 160 dwellings will be completed over the next 5 years.					

Settlement	Brackley	Site	Radstone Fields	References	S/2013/0885/MAR S/2015/2884/MAR S/2013/1276/MAR S/2013/0885/MAR S/2010/0995/MAO S/2013/1096/MAR S/2016/0069/MAR S/2017/1018/MAR S/2017/0858/MAR
Total Dwellings	1000	Total Dwellings to be completed	653	Anticipated 5 Year Delivery	536
Planning Status	Under Construction	Developers	Barratt, Taylor Wimpey South Midlands and East Midlands and David Wilson Homes		
Notes					
Under Construction. 347 dwellings completed. The Agent acting on behalf of the consortium of developers confirms the delivery of all of the remaining dwellings over the next 5 year period.					

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. 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. 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.					

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. Developer confirms delivery of the full 27 dwellings 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. No confirmation on the delivery of the dwellings from this site. Assumed that the full 17 dwellings 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. The Agent confirms the delivery of 2 of the dwellings over the next 5 year period.					

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					
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	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. Pre commencement conditions discharged early 2017. 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	Watson & Cox Construction		
Notes					
No confirmation on the delivery of this site. Pre commencement condition applications currently being considered by SNC. Assumed that the 10 dwellings will be delivered in the next 5 years.					

Settlement	King's 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					
No confirmation on the delivery of this site. Pre commencement condition applications currently being considered by SNC. Assumed that the 35 dwellings will be delivered in the next 5 years.					

Settlement	King's 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					
No confirmation on the delivery of this site. Pre commencement condition applications currently being considered by SNC. Assumed that the 10 dwellings will be delivered in 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	91
Planning Status	Reserved Matters	Developer	Persimmon		
Notes					
Under construction. No confirmation on the delivery of this site. Assumed that the remaining 91 dwellings will be delivered in 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	Road	Site	Chaplin's Yard	Reference	S/2013/1409/MAF
Total Dwellings	105	Total Dwellings to be completed	12	Anticipated 5 Year Delivery	12
Planning Status	Under Construction	Developer	Orbit Homes		
Notes					
Under Construction. No confirmation from the developer on the delivery of the remaining 12 dwellings. It is assumed that the remaining 12 dwellings will be completed in the next 5 years					

Settlement	Road	Site	Ashton Road (Pianoforte)	Reference	S/2015/0664/MAR
Total Dwellings	292	Total Dwellings to be completed	271	Anticipated 5 Year Delivery	200
Planning Status	Reserved Matters	Developer	Persimmon		
Notes					
Under Construction. No confirmation from the developer on the delivery of the remaining 271 dwellings. Site under construction. It is assumed that 200 dwellings will be completed in the next 5 years					

Settlement	Silverstone	Site	Catchyard Farm	Reference	S/2015/0080/MAR
Total Dwellings	220	Total Dwellings to be completed	195	Anticipated 5 Year Delivery	195
Planning Status	Under Construction	Developer	Bovis Homes		
Notes					
Under Construction. No confirmation from the developer on the delivery of the remaining 165 dwellings. It is assumed that the remaining 195 dwellings will be completed 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: Towcester: Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
173 Watling Street	Towcester	S/2016/0261/FUL	24/03/2016	24/03/2019	3	3	3	NS
59 Brackley Road	Towcester	S/2016/3000/FUL	17/02/2017	17/02/2020	3	3	3	NS
Sun Yard	Towcester	S/2015/3006/FUL	08/02/2016	08/02/2019	2	2	2	NS
109b Watling Street	Towcester	S/2016/1251/FUL	06/07/2016	06/07/2019	2	1	1	NS
156 Watling Street	Towcester	S/2015/0450/FUL	01/05/2015	01/05/2018	1	1	1	NS
61 Watling Street	Towcester	S/2015/1841/FUL	02/10/2015	02/10/2018	1	1	1	NS
6 Park Street	Towcester	S/2016/2909/FUL	05/01/2017	05/01/2020	-1	-1	-1	NS
Totals					11	10	10	

Appendix 1: Minor Sites: Towcester: Under Construction								
Address	Parish	App No.	Approved	Total dwellings	remaining dwellings	5 Year delivery	Application Status	
10 Pomfret Road	Towcester	S/2012/0370/FUL	24/05/2012	2	2	2	UC	
Solly Way	Towcester	S/2015/2591/FUL	15/03/2016	1	1	1	UC	
1 Queens Road	Towcester	S/2016/1122/FUL	29/06/2016	1	1	1	UC	
Totals				4	4	4		

Appendix 1: Minor Sites: Brackley: Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Mill Lane	Brackley	S/2015/2758/FUL	16/02/2015	16/02/2019	7	7	7	NS
11 Old Town	Brackley	S/2016/1375/FUL	11/08/2016	11/08/2019	2	2	2	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
Summerbreeze	Brackley	S/2015/3068/OUT	23/06/2016	23/06/2019	1	1	1	NS
78 Valley Road	Brackley	S/2016/2141/FUL	20/10/2016	20/10/2019	1	1	1	NS
10 Market Place	Brackley	S/2017/0019/FUL	02/03/2017	02/03/2020	1	1	1	NS
Totals					14	14	14	

Appendix 1: Minor Sites: Brackley: Under Construction							
Address	Parish	App No.	Approved	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Brackley Fields Cottages	Brackley	S/2015/2362/FUL	19/11/2015	2	1	1	UC
19a Manor Road	Brackley	S/2016/1058/FUL	13/07/2016	2	2	2	UC
38 Market Place	Brackley	S/2016/0031/FUL	03/03/2016	3	3	3	UC
8-10 High Street	Brackley	S/2017/0154/FUL	08/03/2017	2	1	1	UC
26 High Street	Brackley	S/2012/0487/EXT	26/06/2012	2	2	2	UC
64 Banbury Road	Brackley	S/2016/0210/OUT	31/03/2016	2	1	1	UC
7 Halse Road	Brackley	S/2014/1067/FUL	10/12/2014	4	3	3	UC
Halls Lane	Brackley	S/2014/2473/FUL	02/06/2015	2	2	2	UC
20 Bayard Brow	Brackley	S/2014/2334/FUL	19/01/2015	1	1	1	UC
71 Johnson Avenue	Brackley	S/2016/0327/FUL	22/03/2016	1	1	1	UC
2 Bridge Street	Brackley	S/2012/0099/FUL	13/04/2012	3	3	3	UC
Totals				24	20	20	

Appendix 1: Minor Sites: Rural Areas Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Hayes Farm	Abthorpe	S/2015/2431/PA	10/12/2015	10/12/2018	2	2	2	NS
Wesleyan Chapel	Adstone	S/2016/0855/FUL	23/05/2016	23/05/2019	1	1	1	NS
Lambs Close Barn	Adstone	S/2016/2797/FUL	06/01/2017	06/01/2020	1	1	1	NS
3 Pury Road	Alderton	S/2014/0695/FUL	11/07/2014	11/07/2017	1	0	0	NS
15 Roade Hill	Ashton	S/2014/2139/FUL	07/01/2015	07/01/2018	1	0	0	NS
Appletree Stud	Aston Le Walls	S/2015/2075/FUL	03/11/2015	03/11/2018	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	10/04/2018	1	0	0	NS
Sun Moon and Stars	Blisworth	S/2016/0303/FUL	22/09/2016	22/09/2019	9	9	9	NS
30 Stoke Road	Blisworth	S/2014/0090/FUL	28/02/2014	28/02/2017	2	2	2	NS
60 Stoke Road	Blisworth	S/2016/1104/FUL	06/07/2016	06/07/2019	1	1	1	NS
33 Towcester Road	Blisworth	S/2016/2366/FUL	01/12/2016	01/12/2019	1	0	0	NS
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
61 Bedford Road	Brafield on the Green	S/2015/2684/FUL	21/06/2016	21/06/2019	1	1	1	NS
63 Pilgrims Lane	Bugbrooke	S/2015/2053/FUL	11/04/2016	11/04/2019	1	0	0	NS
44 Camp Hill Bugbrooke	Bugbrooke	S/2016/3015/FUL	02/02/2017	02/02/2020	1	0	0	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
50 Church Street	Cogenhoe	S/2016/0265/FUL	14/06/2016	14/06/2019	5	5	5	NS

Appendix 1: Minor Sites: Rural Areas Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
23, 24, 26 Nene Rise, r/o Station Road	Cogenhoe	S/1994/0821/PR		21/10/1999	1	1	1	NS
78 Station Road	Cogenhoe	S/2016/1014/RES	14/07/2016	14/07/2019	1	1	1	NS
8 Brafield Road	Cogenhoe	S/2016/2536/FUL	30/11/2016	30/11/2019	1	1	1	NS
The Old Rectory	Cold Higham	S/2016/2624/FUL	12/12/2016	12/12/2019	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
49 High Street	Croughton	S/2016/2931/PA	18/01/2017	18/01/2020	2	2	2	NS
The Stables, Church Lane	Croughton	S/2014/0541/FUL	04/06/2014	04/06/2017	1	1	1	NS
The Workshop	Crowfield	S/2016/1307/FUL	15/07/2016	15/07/2019	1	1	1	NS
Culworth Grounds	Culworth	S/2016/0096/PA	10/03/2016	10/03/2019	2	2	2	NS
The Paddocks Sulgrave Road	Culworth	S/2015/3062/FUL	01/03/2016	01/03/2019	1	1	1	NS
Northway	Deanshanger	S/2015/2616/FUL	12/02/2016	12/02/2019	2	2	2	NS
5 Little London Deanshanger	Deanshanger	S/2016/3089/FUL	06/02/2017	06/02/2020	2	1	1	NS
Green Farm Puxley	Deanshanger	S/2015/0679/PA	04/06/2015	04/06/2018	1	1	1	NS
Parva Farm	Duncote	S/2014/2550/FUL	17/02/2015	17/02/2018	1	0	0	NS
5 Rudgeway	Evenley	S/2016/3178/FUL	16/02/2017	16/02/2020	2	1	1	NS
28 North Street	Farthinghoe	S/2014/2136/FUL	10/02/2016	10/02/2019	1	1	1	NS
Cockley Farm	Farthinghoe	S/2015/3029/FUL	10/02/2016	10/02/2019	1	1	1	NS
Bungalow Farm House	Greatworth	S/2016/0395/FUL	05/04/2016	05/04/2019	1	0	0	NS
Church Road	Greatworth	S/2017/0293/FUL	23/03/2017	23/03/2020	1	1	1	NS
Helmdon Road	Greatworth	S/2016/0175/FUL	13/04/2016	13/04/2019	-1	-1	-1	NS
Kingthorn Park	Greens Norton	S/2016/2666/FUL	20/01/2017	20/01/2020	4	4	4	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
Forest Park, Forest Road	Hartwell	S/2014/0759/FUL	24/07/2014	24/07/2017	3	3	3	NS
24 Salcey Avenue	Hartwell	S/2014/1929/FUL	27/11/2014	27/11/2017	1	1	1	NS
Astwell Castle Farm	Helmdon	S/2016/1938/FUL	20/10/2016	20/10/2016	2	2	2	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
87 Wappenham Road	Helmdon	S/2014/0320/DMD	04/04/2014		-1	-1	-1	NS
Steane Grounds	Hinton in the Hedges	S/2015/1658/FUL	01/09/2015	01/09/2018	1	1	1	NS
Horton Lodge, Brafield Road	Horton	S/2015/1894/MAF	05/10/2015	05/10/2018	2	2	2	NS
Garden House, Little Horton House	Horton	S/2015/1826/OUT	23/09/2015	23/09/2018	1	1	1	NS
7 The Drive	Horton	S/2016/1171/OUT	14/07/2016	14/07/2019	1	1	1	NS
The Grooms House Astrop Park	King's Sutton	S/2016/0727/FUL	06/05/2016	06/05/2019	2	1	1	NS
3a Church Street	Kislingbury	S/2014/1731/FUL	14/11/2014	14/11/2017	1	0	0	NS

Appendix 1: Minor Sites: Rural Areas Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Towcester Road	Litchborough	S/1993/0046/P	04/03/1993	04/03/1998	1	1	1	NS
Knightley Barn	Litchborough	S/2016/3052/FUL	16/01/2017	16/01/2020	1	1	1	NS
Paradise Farm	Lower Boddington	S/2015/1795/FUL	29/09/2015	29/09/2018	1	1	1	NS
Foxwood Farm	Maidford	S/2006/1210/P	29/11/2006	29/11/2009	3	3	3	NS
King Street	Maidford	S/2016/0147/FUL	18/03/2016	18/03/2019	2	2	2	NS
Swan Close	Middleton Cheney	S/2015/2147/FUL	28/07/2015	28/07/2018	7	7	7	NS
5 Braggintons Lane	Middleton Cheney	S/2013/1046/FUL	04/10/2013	04/10/2016	2	2	2	NS
Mansionhill Stud Main Road	Middleton Cheney	S/2015/0182/FUL	01/05/2015	01/05/2018	1	1	1	NS
4 Braggintons Lane	Middleton Cheney	S/2015/1062/FUL	06/07/2015	06/07/2015	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
The Cottage Thenford Road	Middleton Cheney	S/2016/1212/FUL	28/07/2016	28/07/2019	1	1	1	NS
18a Archery Road	Middleton Cheney	S/2016/2231/FUL	01/11/2016	01/11/2019	1	1	1	NS
Mansion Hill	Middleton Cheney	S/2016/2577/FUL	19/01/2017	19/01/2020	1	1	1	NS
Home Farm, Malsor Lane	Milton Malsor	S/2008/0809/P	18/11/2008	19/11/2011	1	1	1	NS
Old Mill Farmhouse	Moreton Pinkney	S/2015/0579/FUL	30/06/2015	30/06/2018	1	1	1	NS
Hillside Crescent	Nether Heyford	S/2015/2590/FUL	30/03/2016	30/03/2019	4	4	4	NS
Swan Inn	Old Stratford	S/2016/1208/FUL	20/07/2016	20/07/2019	5	5	5	NS
21 London Road	Old Stratford	S/2016/1521/FUL	17/10/2016	17/10/2019	5	4	4	NS
25 Deanshanger Road	Old Stratford	S/2016/1983/FUL	01/12/2016	01/12/2019	2	2	2	NS
5 Towcester Road	Old Stratford	S/2014/0493/OUT	05/12/2014	05/12/2017	1	1	1	NS
Church Cottage	Overthorpe	S/2016/3027/FUL	23/01/2017	23/01/2020	2	1	1	NS
Bowling Green Farm	Overthorpe	S/2015/2432/PA	10/12/2015	10/12/2018	1	1	1	NS
20 Church Street	Pattishall	S/2016/0811/FUL	25/05/2016	25/05/2019	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
15 Lumber Lane	Paulerspury	S/2015/2365/FUL	04/12/2015	04/12/2018	1	0	0	NS
Normandy Barn, High Street	Paulerspury	S/2016/0182/PA	23/03/2016	23/03/2019	1	1	1	NS
Barns at Plumpton End	Paulerspury	S/2016/2962/FUL	02/02/2017	02/02/2020	1	1	1	NS
14 Tews End Lane	Paulerspury	S/2015/1598/OUT	01/09/2015	01/09/2018	1	1	1	NS
43 Watling Street	Potterspury	S/2014/2081/FUL	30/12/2014	30/12/2017	4	4	4	NS
43 Watling Street	Potterspury	S/2014/1479/FUL	09/10/2014	09/10/2017	2	2	2	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
32 Blackwell End	Potterspury	S/2016/2846/FUL	24/02/2017	24/02/2020	1	1	1	NS
Wakefield Lodge	Potterspury	S/2017/0140/FUL	08/03/2017	08/03/2020	1	0	0	NS
13 Sanders Lane	Potterspury	S/2017/0332/FUL	28/03/2017	28/03/2017	1	1	1	NS
Hereford House	Preston Deanery	S/2016/2292/FUL	21/11/2016	21/11/2019	1	1	1	NS

Appendix 1: Minor Sites: Rural Areas Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Little Purston Farm	Purston	S/2016/1467/PA	17/08/2016	17/08/2019	3	3	3	NS
The Stud House	Purston	S/2016/3001/FUL	25/01/2017	25/01/2020	2	1	1	NS
Hill View Cottage	Purston	S/2015/1775/FUL	23/09/2015	23/09/2018	1	1	1	NS
Kirby Farm	Pury End	S/2016/0151/FUL	15/07/2016	15/07/2019	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
Hartwell Road	Roade	S/2016/0417/FUL	03/06/2016	03/06/2016	4	4	4	NS
16A London Roade	Roade	S/2014/0384/FUL	20/05/2014	20/05/2017	1	1	1	NS
Old Water Tower Ashton Road	Roade	S/2016/0768/FUL	18/08/2016	18/08/2019	1	1	1	NS
13 Hartwell Road	Roade	S/2016/1823/FUL	09/09/2016	09/09/2016	1	1	1	NS
Strouds Farm	Rothersthorpe	S/2014/2233/FUL	21/01/2015	21/01/2018	2	2	2	NS
11 Bakers Lane	Shutlanger	S/2016/1318/OUT	11/11/2016	11/11/2019	4	4	4	NS
61 Main Road	Shutlanger	S/2014/0660/FUL	18/03/2015	18/03/2018	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
Grove Barn	Shutlanger	S/2016/1057/FUL	15/07/2016	15/07/2019	1	1	1	NS
Whittlebury Road	Silverstone	S/2014/1526/OUT	13/03/2015	13/03/2018	6	6	6	NS
Towcester Road	Silverstone	S/2016/2259/OUT	18/11/2016	18/11/2019	4	4	4	NS
Brackley Road	Silverstone	S/2016/3008/FUL	02/03/2017	02/03/2020	3	3	3	NS
4 Church Street	Silverstone	S/2014/1866/OUT	22/01/2015	22/01/2018	2	1	1	NS
Kingsley Road	Silverstone	S/2015/2592/FUL	23/06/2016	23/06/2019	2	2	2	NS
Bleak Hall Barn	Silverstone	S/2014/1249/PA	19/09/2014	30/05/2016	1	1	1	NS
Green Lane	Silverstone	S/2015/2264/FUL	10/11/2015	10/11/2018	1	1	1	NS
10 Cattle End	Silverstone	S/2016/0557/FUL	03/05/2016	03/05/2016	1	1	1	NS
65 Little London	Silverstone	S/2016/1914/FUL	28/09/2016	28/09/2019	1	0	0	NS
Manor Farm	Steane	S/2013/1097/FUL	17/10/2013	17/10/2016	1	1	1	NS
Peppercorns	Stoke Bruerne	S/2016/2900/FUL	16/01/2017	16/01/2020	1	1	1	NS
Stutchbury Hall Farm	Sulgrave	S/2013/0894/FUL	03/09/2013	03/09/2016	1	1	1	NS
Little Street	Sulgrave	S/2016/1439/PA	11/08/2016	11/08/2019	1	1	1	NS
Home Farm Cottage	Syresham	S/1990/0946/P		10/08/2005	2	2	2	NS
Litchlake Barn	Syresham	S/2014/2222/FUL	08/01/2015	08/01/2018	1	1	1	NS
Manor Farm Thenford	Thenford	S/2015/1282/FUL	25/08/2015	25/08/2018	1	1	1	NS
Banbury Lane	Thope Mandeville	S/2015/0477/OUT	27/04/2015	27/04/2018	1	1	1	NS
Field Barn	Thorpe Mandeville	S/2016/0566/PA	20/04/2016	20/04/2019	1	1	1	NS
Haninghill Barn	Thorpe Mandeville	S/2016/0884/PA	06/06/2016	06/06/2019	1	1	1	NS
The Bungalow	Thorpe Mandeville	S/2016/2365/OUT	16/11/2016	16/11/2019	1	1	1	NS
Stoneleigh Farm	Upper Boddington	S/2016/0828/FUL	08/06/2016	08/06/2019	2	2	2	NS

Appendix 1: Minor Sites: Rural Areas Not Started								
Address	Parish	App No.	Approved	Lapse date	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Highlands Farm	Upper Boddington	S/2015/1647/PA	16/09/2015	16/09/2018	1	1	1	NS
The Barn Townsend Lane	Upper Boddington	S/2016/0386/PA	14/04/2016	14/04/2019	1	1	1	NS
Holland Stone Farm Flore	Upper Heyford	S/2016/2689/PA	20/12/2016	20/12/2019	1	1	1	NS
Wappenham Road Weedon Lois	Wappenham	S/2015/3035/PA	15/02/2016	15/02/2019	1	1	1	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
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
The Granary	Wood Burcote	S/2016/1398/FUL	19/08/2016	19/08/2019	1	1	1	NS
Old School Hall The Square	Yardley Hastings	S/2014/0352/PA	07/05/2014	30/05/2016	2	2	2	NS
Totals					224	205	205	

Appendix 1: Minor Sites: Rural Areas: Under Construction							
Address	Parish	App No.	Approved	Total dwellings	remaining dwellings	5 Year delivery	Application Status
Little Paddock Farm	Aston le Walls	S/2006/0645/P	21/06/2006	1	1	1	UC
Aynhoe Park	Aynho	S/2013/1208/MAF	03/12/2013	7	7	7	UC
Aynhoe Park	Aynho	S/2014/1570/MAF	05/09/2014	3	3	3	UC
School Lane	Blakesley	S/2011/0099/FUL	09/03/2011	1	1	1	UC
Connegar Leys	Blisworth	S/2015/2614/FUL	12/02/2016	4	4	4	UC
Grafton Barns	Blisworth	S/2014/1501/FUL	06/10/214	3	3	3	UC
Willow House Towcester Road	Blisworth	S/2013/0044/EXT	07/10/2013	1	1	1	UC
Spencer Close	Bugbrooke	S/2015/2623/FUL	27/04/2016	2	2	2	UC
Old School House, Station Road	Cogenhoe	S/2015/0914/FUL	17/06/2015	5	5	5	UC
Lodge Bungalow, Culworth Grounds	Culworth	S/2013/1388/FUL	12/12/2013	1	0	0	UC
Puxley Farm	Deanshanger	S/2016/1274/FUL	08/09/2016	1	1	1	UC
Rye Hill Barn Leicester Lane	Eydon	S/2015/0457/FUL	27/04/2015	1	1	1	UC
Colready Farm	Farthinghoe	S/2014/1724/PA	12/11/2014	1	1	1	UC
Floyds Farm Brackley Road	Greatworth	S/2015/0471/FUL	05/05/2015	1	1	1	UC
22-24 Park Road	Hartwell	S/2013/0385/FUL	28/05/2013	1	1	1	UC
Long Acre Kennels	Hartwell	S/2014/0389/FUL	14/05/2014	1	1	1	UC
122 Forest Road	Hartwell	S/2015/0096/FUL	23/03/2015	1	1	1	UC
Amber View Folly Lane	Hartwell	S/2015/0727/FUL	02/07/2015	1	0	0	UC
124 Forest Road	Hartwell	S/2016/0280/FUL	24/03/2016	1	0	0	UC
Park Hall Farm	Heathencote	S/1998/0695/P	02/11/1998	3	2	2	UC

Appendix 1: Minor Sites: Rural Areas: Under Construction							
Address	Parish	App No.	Approved	Total dwellings	remaining dwellings	5 Year delivery	Application Status
The Cedar Bungalow	Helmdon	S/2004/0033/P	12/03/2004	1	1	1	UC
Horton Paddocks Denton Road	Horton	S/2015/1073/FUL	08/07/2015	2	2	2	UC
Horton Paddocks Denton Road	Horton	S/2016/0326/FUL	29/03/2016	2	1	1	UC
Hamptons Drive	Kings Sutton	S/2016/1731/FUL	07/09/2016	3	2	2	UC
Home Farm, Bulls Lane	Kings Sutton	S/2009/0834/LDP	18/02/2010	3	3	3	UC
15-17 Red Lion Street	Kings Sutton	S/2013/0725/EXT	30/07/2013	1	1	1	UC
24 Whittall Street	Kings Sutton	S/2014/0847/RES	26/08/2014	1	1	1	UC
Dands Drive	Middleton Cheney	S/2015/1943/FUL	24/09/2015	3	3	3	UC
27 Chacombe Road	Middleton Cheney	S/2016/2645/RES	16/12/2016	3	3	3	UC
27 Chacombe Road	Middleton Cheney	S/2016/2982/FUL	17/01/2017	1	1	1	UC
51-53 Green Street	Milton Malsor	S/016/0714/FUL	23/05/2016	1	1	1	UC
Vale Cottage, Butchers Lane	Pattishall	S/2010/1085/EXT	14/10/2010	1	1	1	UC
8 Lumber Lane	Paulerspury	S/2010/1556/FUL	08/02/2011	2	2	2	UC
33 Hartwell Road	Roade	S/2015/2339/FUL	27/11/2015	1	1	1	UC
33 Hartwell Road	Roade	S/2012/1200/RES	22/02/2013	1	1	1	UC
5 Main Road	Shutlanger	S/2014/0029/FUL	06/03/2014	1	1	1	UC
The Old Telephone Exchange	Silverstone	S/2015/2784/FUL	18/01/2016	1	1	1	UC
Slapton Manor Farm	Slapton	S/2013/1075/FUL	10/10/2013	2	2	2	UC
Fleet Farm Little Street	Sulgrave	S/2015/0728/FUL	22/05/2015	4	4	4	UC
Helmdon Road	Sulgrave	S/2015/3071/FUL	12/02/2016	2	2	2	UC
The Pound	Syresham	S/2015/2437/FUL	30/07/2015	3	3	3	UC
Bell Lane	Syresham	S/2011/1540/FUL	18/01/2012	1	0	0	UC
Top Farm	Tiffield	S/2015/0005/PA	02/03/2015	1	1	1	UC
3 Brookside	Wappenham	S/2014/0228/FUL	11/04/2014	1	1	1	UC
Jacksons Barn	Wappenham	S/2014/1960/FUL	04/12/2014	1	1	1	UC
2 Church Way	Whittlebury	S/2013/0374/FUL	13/05/2013	-1	-1	-1	UC
26 Leckhampstead Road	Wicken	S/2009/0939/FUL	24/11/2009	1	1	1	UC
54 Moorend Road	Yardley Gobion	S/2015/2074/FUL	22/10/2015	1	1	1	UC
Totals				84	77	77	

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
2016/17	671	589	226	363	62	102	17

APPENDIX 3: LAPSE RATE

Annual Lapse Rate for South Northamptonshire (2001 – 2017)			
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 ¹³	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 ¹⁴	2,240	2.0
2016 - 2017	43 ¹⁵	1,368	3.14

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

¹⁴ Includes 26 on one major site. All other lapses between 2011 and April 2016 have been on minor sites of less than 10 dwellings.

¹⁵ Includes 32 on one major site. All other lapses between 2011 and April 2017 have been on minor sites of less than 10 dwellings

Appendix 4: Housing Trajectory																
	2001/2011	2011/2017	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Totals 2017/2029	Totals 2011 / 2029
Towcester South (outline)			0	0	29	125	125	175	175	175	175	175	175	175	1504	
Towcester South Phase 1: Bloors			12	36	50	50	50	48	0	0	0	0	0	0	246	
Towcester South: Phase 1 Persimmon			25	80	96	0	0	0	0	0	0	0	0	0	201	
Burcote Road			10	40	40	0	0	0	0	0	0	0	0	0	90	
Moat Lane			0	0	0	9	8	0	0	0	0	0	0	0	17	
Moat Lane			10	10	10	4	0	0	0	0	0	0	0	0	34	
Wood Burcote Court (outline)			0	0	0	30	30	30							90	
Wood Burcote Court (Phase 1)			30	30	30	20	0	0	0	0	0	0	0	0	110	
Sub Total (Towcester)			87	196	255	238	213	253	175	175	175	175	175	175	2292	
Daniaud Court			0	0	20	20	7	0	0	0	0	0	0	0	47	
Stuart Road			0	0	20	20	15	0	0	0	0	0	0	0	55	
Phase 1 Radstone Fields (87)			9	0	0	0	0	0	0	0	0	0	0	0	9	
Radstone Fields (outline)			0	25	90	59	46	0	0	0	0	0	0	0	220	
Radstone Fields (Phase 1)			3	0	0	0	0	0	0	0	0	0	0	0	3	
Radstone Fields (Phase 1)			3	0	0	0	0	0	0	0	0	0	0	0	3	
Phase 2.1 Radstone Fields (50)			10	30	10	0	0	0	0	0	0	0	0	0	50	
Phase 3 Radstone Fields (137)			9	20	40	68	0	0	0	0	0	0	0	0	137	
Phase 2 Radstone Fields (141)			60	42	15	0	0	0	0	0	0	0	0	0	117	
Phase 2 Radstone Fields (115)			60	49	5	0	0	0	0	0	0	0	0	0	114	
Foxhill Brackley North			45	59	48	21	0	0	0	0	0	0	0	0	173	
Town Farm			2	0	0	0	0	0	0	0	0	0	0	0	2	
Turweston Road			0	40	40	40	40	40	40	40	40	30	0	0	350	
Brackley Sawmills			52	15	0	0	0	0	0	0	0	0	0	0	67	
Sub Total (Brackley)			253	280	288	228	108	40	40	40	40	30	0	0	1347	
Chaplins Yard, Roade site			12	0	0	0	0	0	0	0	0	0	0	0	12	
Chapel Lane Blisworth			0	10	17	0	0	0	0	0	0	0	0	0	27	
Peace Hill Bugbrooke			0	17	0	0	0	0	0	0	0	0	0	0	17	
The Hunters Deanshanger			0	2	0	0	0	3	3	3	2	0	0	0	13	
Hayes Road			0	5	5	5	3	0	0	0	0	0	0	0	18	

Appendix 4: Housing Trajectory																
	2001/2011	2011/2017	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Totals 2017/2029	Totals 2011 / 2029
Deanshanger																
Britannia Works Deanshanger			0	14	0	0	0	0	0	0	0	0	0	0	14	
Watts Close Kislingbury			0	20	20	0	0	0	0	0	0	0	0	0	40	
Hampton Drive King's Sutton			21	0	0	0	0	0	0	0	0	0	0	0	21	
Astrop Grange King's Sutton			10	0	0	0	0	0	0	0	0	0	0	0	10	
Westhorp Greatworth			0	10	0	0	0	0	0	0	0	0	0	0	10	
Main Road Middleton Cheney			2	0	0	0	0	0	0	0	0	0	0	0	2	
East of Deanshanger Road Old Stratford			0	33	0	0	0	0	0	0	0	0	0	0	33	
Towcester Road Old Stratford			35	35	21	0	0	0	0	0	0	0	0	0	91	
Village Hall Syresham			0	5	10	11	0	0	0	0	0	0	0	0	26	
Catchyard Silverstone			40	40	40	40	35	0	0	0	0	0	0	0	195	
Pianoforte, Roade			40	40	40	40	40	40	31	0	0	0	0	0	271	
Land north of Bedford Road, Yardley Hastings			0	0	20	0	0	0	0	0	0	0	0	0	20	
Sub Total (Rural Areas)			160	231	173	96	78	43	34	3	2	0	0	0	820	
Sub Total (Towcester, Brackley and Rural Areas)			500	707	716	562	399	336	249	218	217	205	175	175	4459	
Minor sites																
Brackley			7	7	7	7	6	0	0	0	0	0	0	0	34	
Sub Total (Brackley)			7	7	7	7	6	0	0	0	0	0	0	0	34	
Towcester			3	3	3	3	2	0	0	0	0	0	0	0	14	
Sub Total (Towcester)			3	3	3	3	2	0	0	0	0	0	0	0	14	
Rural Areas			57	57	56	56	56	0	0	0	0	0	0	0	282	
Sub Total (Rural Areas)			57	57	56	56	56	0	0	0	0	0	0	0	282	
Sub Total (Towcester, Brackley and Rural Areas)			67	67	66	66	64	0	0	0	0	0	0	0	330	
Urban Capacity and Windfalls																
Windfalls (Towcester) not elsewhere in this table			0	0	5	5	5	5	5	5	5	5	5	5	50	
Sub Total (Towcester)			0	0	5	5	5	5	5	5	5	5	5	5	50	
Windfalls (Brackley) not elsewhere in this table			0	0	5	5	5	5	5	5	5	5	5	5	50	
Sub Total (Brackley)			0	0	5	5	5	5	5	5	5	5	5	5	50	
Windfalls (Rural Areas)			0	0	65	65	65	65	65	65	65	65	65	65	650	

Appendix 4: Housing Trajectory																
	2001/2011	2011/2017	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Totals 2017/2029	Totals 2011 / 2029
not elsewhere in this table)																
Sub total (Rural Areas)			0	0	65	65	65	65	65	65	65	65	65	65	650	
Windfall Sub total (Towcester, Brackley and Rural Areas)			0	0	75	75	75	75	75	75	75	75	75	75	750	
Actual/ Projected completions (Towcester)	490	228	90	199	263	246	220	258	180	180	180	180	180	180	2356	2584
Actual/ Projected completions (Brackley)	430	627	260	287	300	240	119	45	45	45	45	35	5	5	1431	2058
Actual/Projected completions (Rural Areas)	1,812	1,411	217	288	294	217	199	108	99	68	67	65	65	65	1752	3163
Actual/ Projected completions (Brackley, Towcester and Rural Areas)	2,732	2,266	567	774	857	703	538	411	324	293	292	280	250	250	5539	7805
Housing requirement SNC: (OAN)	2,732	1,601	386	351	351	351	351	351	351	351	351	351	351	351	6,318	
Amended Housing requirement to take account of 5% buffer and surplus (OAN 2011 – 2029)			361	330	330	330	330	340	340	340	340	339	339	339	4058	

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 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. Appendix 5 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 Requirement ¹⁶ (2011 – 2029)	7,173
B	Housing Delivery Requirement ¹⁷ (2011 – 2017)	2,054
C	Completions (2011 – 2017)	2,260
D	Surplus (B-C)	206
E	Basic 5 year housing Delivery (2017 – 2022) ¹⁸	2,423
F	5 year housing Delivery - surplus (2017 – 2022) (E - D)	2,370
G	5% buffer ¹⁹ (5% of = 2,370)	119
H	Housing Delivery 2017 – 2022 (F + G)	2,489
I	Major urban sites with planning permission deliverable within next 5 years	1,874
J	Major urban sites with pending planning applications deliverable within next 5 years	170
K	Major allocated urban sites without planning permission deliverable within next 5 years	102
L	Major rural sites with planning permission deliverable within next 5 years	698
M	Major allocated rural sites without planning permission deliverable within next 5 years	40
N	Minor urban sites with planning permission deliverable within next 5 years	48
O	Minor rural sites with planning permission deliverable within next 5 years	282
P	Supply based on windfall allowance	225
Q	Lapse Rate	37
R	Deliverable Supply (I + J + K + L + M + N + O + P - Q)	3,402
S	Surplus of Deliverable supply (R) over Delivery (H)	+913
T	Number of Years Supply	7.0

¹⁶ Source: Policy S3 of the WNJCS

¹⁷ Source Appendix 3 of WNJCS

¹⁸ Source Appendix 3 of WNJCS

¹⁹ The Council has at least met the housing requirement every year since 2011. Therefore a 5% rate is applicable