

Action Point 75 – Document G15 – update the table to reflect the current position including all sites (and A6/Bedford Road). Review the effect of the update on the proposed % required in Policy EN32

An update to the table in Document G15 is provided below, the base date for this update is 1st April 2020. The table includes land east of A6 Bypass/ Bedford Road which was not previously included, the Former King’s Cliffe Middle School Site was previously included in the table but has now been removed as based on information at 1st April 2020 it would fall below the threshold for inclusion.

The updated table shows an increase in the anticipated supply of dwellings on sites of 50 dwellings or more. The supply of self and custom build dwellings from requirements of 4%, 5% and 6% are 139, 177 and 208 dwellings respectively. Document G15 identifies a shortfall of 143 dwellings. A 4% requirement would not achieve this shortfall although with the shortfall would be lower than set out in Document G15. Both the 5% and 6% requirements would achieve the shortfall, a 5% requirement fits more closely to the shortfall than a 6% requirement.

It is important to note that this table provides a snapshot of the supply of self/custom build dwellings which could be generated from sites of 50 dwellings or more. In some cases, these sites have now advanced through the planning process and would not deliver the supply of self/custom build anticipated, however in the remaining plan period other sites may come forward which could add to provision.

It is considered that a 5% requirement remains the most appropriate approach, this would allow some flexibility for the figure to drop slightly from that set out in the table but still achieve the shortfall identified.

Development Site	Anticipated dwellings 2020 to 2031	5% self/custom build	4% self/custom build dwellings	6% self/custom build dwellings
Ferrers School, Higham Ferrers	300	15	12	18
Federal Estate Industrial Park, Newton Road, Higham Ferrers	120	6	5	7
Irthlingborough West	200	10	8	12
Nene Business Park, Irthlingborough	70	4	3	4
Whitworths, Wellingborough Road, Irthlingborough	70	4	3	4
Land rear of Nicholas Road, Irthlingborough	105	5	4	6
Ashton road/ Herne Road, Oundle	50	3	2	3
Stoke Doyle Road, Oundle	67	3	3	4
Cotterstock Road/ St Peter’s Road, Oundle	130	7	5	8

St Christopher's Drive, Oundle	130	7	5	8
Rushden East SUE	1,250	63	50	75
Hayden Road, Rushton	100	5	4	6
Land off Shirley Road, Rushden	135	7	5	8
Manor Park, Bedford Road, Rushden	150	8	6	9
East of Brindley Close, Northampton Road, Rushden	80	4	3	5
Northampton Road Corner/ Brambleside, Hayway, Rushden	65	3	3	4
Land east of A6 Bypass/ Bedford Road	450	23	18	27
Total	3472	177	139	208