

Site Name	Available		Suitable			Achievable		Conclusions	Addition to Housing land supply (2009/10)	Deliverable by 2014/15 (DOC909, App 1)
	Is there evidence to support site allocation/ granting of planning permission which indicates that the site is available now?	Evidence of availability, e.g. through discussions with landowners/ developers	Can site be regarded as suitable?	Principal constraints	Recent changes in circumstances (where applicable) which may alter site suitability	Does information supporting site allocation/ planning permission demonstrate reasonable prospect of housing being delivered within 5 years?	Discussions with relevant developers/ landowners re current market conditions			
Ashton Rd/ Herne Rd, Oundle (OUN3(1))	The majority (70%) of Ashton Rd/ Herne Rd site area (OUN3(1)) is being actively promoted for development by Twigden Homes, equating to around 110 dwellings (out of 145). Twigden Homes is taking the lead in preparing a masterplan for the entire RNOTP allocation. It is anticipated that the site will be delivered in two phases, firstly the eastern part of the site, on which Twigden Homes has development options with the landowner. The second phase will be delivered once agreement is reached between landowner and developer (currently expected to be Twigden Homes).	Minutes of meetings between ENC Officers/ Members, Twigden Homes and other key stakeholders (e.g. Highway Authority, Oundle Town Council, Oundle Under Threat) are available if required. These demonstrate that Twigden Homes is continuing to actively promote the site for development.	Predominantly (90%) greenfield site, but wholly within Oundle urban area. Sustainable location, situated between town centre facilities and Prince William School.	Transport/ access arrangements	ENC/ Twigden Homes in ongoing discussions re design details for masterplan. Some disagreements at this level which will need to be overcome for any detailed proposals to be acceptable.	Yes	Twigden Homes continuing to press for agreement with ENC on masterplan design details with a view to submitting a detailed application for the eastern part of the site as soon as possible	Discussions stalled (November 2008) re design details for masterplan. Provided this can be overcome, Phase 1 development could commence early 2010. Remainder of proposed allocation expected to be delivered by 2014/15.	110	90

Dairy Farm, Stoke Hill, Oundle (OUN3(2))	Site previously promoted for development of around 10 dwellings, through conversion of listed barns and 3-4 new dwellings on land to the south. Larger site allocation proposed, incorporating Oundle School land, in accordance with settlement boundary criteria for urban areas - would increase capacity to 20-25 dwellings.	Recent discussions with agent for main landowner (Bletsoes, for Bierton) and Oundle School bursar demonstrate support for development of site in its entirety	Site consists of under-used farm buildings (with some undeveloped greenfield land), mostly within urban area. Sustainable location, well related to town centre/ community facilities	Need for acceptable re-use/ conversion of listed barns, access arrangements from Stoke Hill	Need to engage both landowners to achieve comprehensive development scheme for site	Yes	Landowners/ agents both indicate general support for development proposals, but stress need to overcome constraints in order to ensure delivery within 5 years	Discussions have revived possible development proposals for site, resulting from decision to allocate as additional RNOTP site	-	25
Land off Creed Rd, Oundle (OUN4(1))	The Creed Rd site (OUN3(2)) is being promoted by John Martin Associates (JMA) on behalf of Persimmon Homes. Discussions were held between ENC Officers and representatives from JMA/ Persimmon Homes throughout 2006/7. From autumn 2007, the project was effectively 'on hold', given Persimmon Homes' well publicised cash flow problems arising from the credit crunch. Despite this, Persimmon instructed JMA to continue to promote the Creed Rd site, with detailed design discussions between JMA/ ENC during autumn 2008.	Draft Design Document (Persimmon Homes/ Savills), June 2007. DOC811(3): Examination Programme & Timetable. Emails and discussion notes between ENC officers/ JMA (autumn 2008).	Greenfield urban extension. Proposed allocation, integral as longer term development phase adjacent to Creed Rd development (built 1998-2000). Situated in north-west sector of Oundle, found to be most sustainable/ least constrained direction of growth (DOC307).	Access arrangements to/ from Glaphorn Rd. > 1km walking/ cycling distance to town centre, no opportunities for new green infrastructure links to town centre services	Despite earlier delays in putting site forward, JMA has indicated that it expects to submit an application early 2009	Yes	Confirmation awaited as to likely timescale for delivery. Request submission of forecast as part of anticipated planning application (early 2009).	Discussions between ENC Officers/ JMA nearly finalised, development could start late 2009/ early 2010	125	90

Land between Glapthorn Rd/ Hillfield Rd, Oundle (OUN4(2))	Site promoted by Oundle Town Council as preferred location for development. Recent option with landowner (Oundle School) for site development (Persimmon).	John Martin Associates acting for Persimmon - site now being actively promoted.	Greenfield site with capacity for 80 dwellings, but well related to existing urban area (e.g. developed on three sides). Accessibility to community services, e.g. Middle School, Glapthorn Rd services	Need to provide appropriate access arrangements, in association with nearby Creed Rd development	Recent option with landowner for development of site - few constraints, e.g. no ransom strip	Yes	John Martin Associates indicate that site deliverable before 2013 date set out in Schedule of Proposed Changes	Discussions between ENC, JMA and Oundle School ongoing, but further preparation work needed. Submitted trajectory indicates delivery after 2013, but this may be possible sooner.	-	40
Thrapston South (THR5)	Thrapston South allocation (THR5) consists of three parts: land off Huntingdon Rd/ Market Rd; land south of Oakleas Rise; and former Midland Rd Station site. Separate applications submitted during 2007/8 for land off Huntingdon Rd/ Market Rd and former Midland Rd Station sites, but need for developers/ landowners to development combined masterplan for whole site in accordance with RNOTP Policy THR5.	Planning applications EN/07/02457/OUT and EN/08/01082/FUL, relating to land off Huntingdon Rd/ Market Rd (Bletsoes) and former Midland Rd Station site (Bryant Homes) respectively	Predominantly (90%) greenfield urban extension. Proposed allocation, for 600-685 dwellings, potential to be well related/ integrated into existing urban area. Expected to be implemented over the remainder of the RNOTP period, thereby meeting outstanding Core Spatial Strategy housing requirement (1140 dwellings, CSS Policy 10) to 2021.	Landownership, developing integrated masterplan for area	None. Archaeological, flood risk, ecological, landscape assessments/ surveys submitted with respective applications.	Yes	Thrapston housing trajectory (DOC909, Appendix 11) estimates earliest delivery of housing in 2011/12, i.e. 2-3 years time	Formal discussions with developers/ agents ongoing as part of planning application process	600	100

Land off Willow La/ Wood Rd, King's Cliffe	Proposed greenfield site allocation at King's Cliffe for up to 150 dwellings in RNOTP (Policy KCF2). Planning permission granted 14 August 2008 following extensive S106 negotiations since ENC Planning Committee earlier resolution to grant outline planning permission (6 September 2006).	Planning permission EN/05/00620/OUT S106 legal agreement (dated 13 August 2008) and subsequent decision notice (14 August 2008)	Greenfield extension proposals as part of sustainable development proposals associated with designation of King's Cliffe as "Local Service Centre" in adopted CSS (Policy 1).	N/a	None. Recent granting of planning permission illustrates that possible development constraints have recently been overcome	Yes	Many design details still to be resolved through Reserved Matters application process. Up to August 2011 for submission of Reserved Matters, with estimated delivery between 2011-2015 in RNOTP trajectory (DOC909, Appendix 7).	Most advanced of all proposed allocation sites in planning process, with recent granting of planning permission. However, further design details for site still need to be resolved.	145	60
Church Street, Nassington	No specific development proposals; site identified through Rural Potential Study (DOC329)	None	Support in principle for possible development of site, bringing redundant former agricultural buildings back into use	Landowner - site not currently being actively promoted	None. Need to consider further approaches/ discussions with landowner	No	None at present	Small scale site whose development is not critical in terms of overall delivery for the RNOTP area or District as a whole.	-	11
Eaglethorpe Barns, Warmington	Site being actively promoted by John Martin Associates on behalf of Elton Estates Ltd.	Recent representations submitted on behalf of Elton Estates Ltd.	Support in principle for possible mixed use development, relating to existing business uses at Eaglethorpe Barns	No significant on-site constraints, but near to Scheduled Ancient Monument	None. Delivery still anticipated within 5 years.	Yes, recent representations	None at present, but current contact (JMA) remains	Small scale site whose development is not critical in terms of overall delivery for the RNOTP area or District as a whole.	-	12

Shirley Road, Rushden	Site is predominantly greenfield, but includes former coal yard	Draft masterplan prepared 2006. Subsequent pre-application public consultation, in line with SCI.	Suitable location, within urban area, including element of brownfield land. Close proximity to Rushden town centre.	Transport/ access arrangements - principal concerns	None. Delivery still anticipated within 5 years.	Yes - site has been actively promoted over a considerable period, with much pre-application work already completed	Ongoing discussions re masterplan, but application still not as yet forthcoming	Development proposals have been emerging since Three Towns Preferred Options. Some concerns about deliverability, however, as no significant changes in circumstance since summer 2008 (DOC909, Appendix 2).	-	100
Land at Wharf Road, Higham Ferrers	Application received 3 January 2007 (reference EN/07/00062/OUT). Permission for 166 dwellings granted in principle subject to S106 at Development Control Committee, 12 November 2008.	Planning application reference EN/07/00062/OUT. Supporting Planning Statement (December 2006) submitted with application referring to then current housing land supply.	Existing allocation in adopted Local Plan (HF1). Sustainable location well related to existing urban area, adjacent to town centre.	Transport/ access arrangements; detailed TA submitted and considered as part of application determination.	None. Permission granted in principle subject to S106 agreement.	Yes	Confirmation awaited as to likely timescale for delivery. Request submission of forecast as part of anticipated Reserved Matters application (2009).	Recent agreement in principle for granting of planning permission subject to S106. Further design details for site still need to be resolved through Reserved Matters process - note estimated 175 dwellings capacity (trajectory).	166	166
Land south of Ferrers School, Higham Ferrers	Greenfield site, current Ferrers School Playing field (west part)/ Duchy of Lancaster land (east part)	Transport Assessment undertaken 2007/8.	Self contained area of land within Higham Ferrers/ Rushden urban area. Proximity to key services - Ferrers School, employment areas.	Transport/ access arrangements; TA already undertaken. Need to relocate school playing fields as part of development proposals.	None. Delivery still anticipated within 5 years.	Yes	Ongoing discussions with agents for Duchy of Lancaster, but application still not as yet forthcoming	No further developments since summer 2008, but contacts with Duchy, NCC and Ferrers School remain re comprehensive development proposal	204	60

Land between Station Rd/ A6 Bypass, Higham Ferrers	Greenfield site, currently owned by Duchy of Lancaster	Transport Assessment undertaken 2007/8.	Self contained site to north of current Higham Ferrers built up area, but well related to town	Transport/ access arrangements; TA already undertaken	None. Delivery still anticipated within 5 years.	Yes	Ongoing discussions with agents for Duchy of Lancaster, but application still not as yet forthcoming	No further developments since summer 2008, but contacts with Duchy remain re comprehensive development proposal	35	35
Whitworths, Wellingborough Rd, Irthlingborough	Planning permission granted in principle subject to S106 at Development Control Committee, 12 November 2008.	Planning application reference EN/07/01881/FUL. Extension of timescale for permission to be extended from 3 to 5 years agreed at Development Control Committee on 12 November 2008 to take account of need for Whitworths relocation. Site is not, therefore, currently available, but is expected to be so within 3-5 years.	Windfall site (previously developed land), well related to existing urban area and future large scale development proposals to west of Irthlingborough	Need for relocation of Whitworths, completion of site remediation (e.g. decontamination) before development can commence.	None. Permission granted in principle subject to S106 agreement.	No	Discussions with Smith Stuart Reynolds/ Sywell Land re timetable for delivery before 12 November 2008 DC Committee.	Site is still being actively promoted by developer/ landowner, subject to S106 agreement. Site will contribute substantially to housing land supply during 2009/10, but only expected to deliver around 60 dwellings within 5 years (DOC909, Appendix 1).	258	60
Sunseeker Caravans Site, Irthlingborough	Application ref 08/02282/FUL valid 17/02/09. Extensive pre-application discussions previously re masterplan for site, followed by full application for 141 dwellings	Planning application ref 08/02282/FUL	Previously developed land within existing urban area.	Site vacated - "Former Factory Site" (application address)	None, ongoing active negotiations for formal planning application.	Yes	Ongoing discussions with Bloor Homes re timetable for anticipated delivery of housing	Ongoing active engagement between ENC and potential developer as part of development control process. Trajectory - estimated capacity 130 dwellings.	141	141

