



East
Northamptonshire
Council

Planning Policy Committee – 21 October 2013

2013 Annual Monitoring Report – calculating a Five Year Housing Land Supply for the district

Purpose of report

The purpose of this report is to update Members on East Northamptonshire Council's current five year housing land supply situation.

Attachment(s)

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation
 Appendix 2: Five year housing land supply calculations, using the Liverpool approach
 Appendix 3: Historic housing delivery rates (2001-2013), against the adopted Core Spatial Strategy trajectory

1.0 Background

- 1.1 Members will be aware that for several years national planning policy has included a requirement that local planning authorities have been required to identify sufficient specific deliverable sites to deliver housing for a period of five years. This policy requirement is colloquially referred to as the "five year housing land supply".
- 1.2 The Planning Policy Committee previously considered the implications of the emerging North Northamptonshire Interim Housing Statement (IHS) for East Northamptonshire Council's five year housing land supply calculations (Agenda Item 6, 17 June 2013). The IHS, which takes into account the latest (2011) CLG Interim Household Projections (to 2021), would significantly boost the five year land supply figures for the District, by way of allowing for delivery of the adopted North Northamptonshire Core Spatial Strategy (CSS) targets over a longer timescale (i.e. beyond 2021). This paper, however, focuses upon assessing the five year housing land supply against the **adopted** CSS target and trajectories.
- 1.3 The importance of the five year housing land supply was reiterated in the National Planning Policy Framework (NPPF). The NPPF highlights that: "*Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*" (paragraph 49). In other words, if East Northamptonshire Council is unable to demonstrate a five year housing land supply, then national policy (NPPF) automatically overrides the relevant adopted Local Plan policies; i.e. housing distribution and/ or countryside protection policies within the North Northamptonshire Core Spatial Strategy (CSS), Rural North, Oundle and Thrapston Plan (RNOTP) and saved policies from the 1996 District Local Plan.
- 1.4 The NPPF also includes further direction as to how a local planning authority will need to demonstrate a five year housing land supply. Crucially, the NPPF requires local planning authorities to: "*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*" (paragraph 47).
- 1.5 Furthermore, the NPPF also sets out an additional challenge: "*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' (paragraph 47). Effectively, the obligations set out in the NPPF paragraph 47, may equate to a requirement for local planning authorities to be able to demonstrate a 5.25 or 6 year supply of deliverable housing land, depending on historic completion rates measured against the adopted Local Plan housing targets (CSS Policy 7/ Table 3, adopted June 2008).

1.6 Calculating the five year housing land supply for the District entails several steps:

1. Assessing current performance against the CSS target (Policy 7/ Table 3), between 1 April 2001 (base date) and 31 March 2013.
2. Identification of specific sites for inclusion within the five year supply of deliverable housing land (extant planning permissions, Local Plan allocations etc).
3. Setting site specific delivery trajectories, to enable the five year land supply to be calculated.
4. Setting an updated housing delivery trajectory for the remainder of the CSS plan period (to 31 March 2021).
5. Choosing the correct approach for calculating a five year land supply.

2.0 Assessing current performance against the CSS target

2.1 Collation of the latest monitoring data reveals that, as at 1 April 2013, **4895** dwellings had been completed, against a 20-year CSS target of 9400 dwellings (2001-2021). This leaves a balance of **4505** dwellings to be delivered over the next 8 years; i.e. by 31 March 2021 (48% of the total CSS target).

3.0 Identification of specific sites for inclusion within the five year supply of deliverable housing land

3.1 The most recent (2012) Annual Monitoring Report (AMR) incorporates a Housing Site Schedule. This is a site-by-site list of **all** development sites that are expected to come forward by 2021. Officers have updated this to April 2013 (**Appendix 1**), to reflect the latest planning permissions and other site-specific information regarding the anticipated timescales for delivery.

3.2 The following types of site have been included in the latest Housing Site Schedule (Appendix 1) consist of:

- Extant planning permissions;
- Planning applications with a resolution to grant, subject to S106;
- Development plan site allocations (1996 Local Plan and/ or Rural North, Oundle and Thrapston Plan (RNOTP));
- Emergent development plan site allocations (Land east of Ferrers School, Higham Ferrers; Irthlingborough West
- Significant recent consents granted since 1 April 2013, i.e. Land rear of Green Close, Irthlingborough);
- One specific unallocated brownfield site (former Council depot, Newton Road, Rushden).

3.3 The 2012 Housing Site Schedule has been reviewed, and a small number of changes made, in respect of potential delivery schedules (non-consented sites) and other significant new sites which have recently come forward. These amendments include:

- Increase in the number of dwellings (**+11**) at Barrington Road, Rushden; to reflect recent submission of full planning application (reference 13/01258/FUL) for this allocated site;
- Addition of new site to the rear of Green Close, Irthlingborough (**+60**); to reflect

recent decision to **grant** permission, subject to a S106 Agreement (reference 13/00077/OUT);

- Review of Thrapston South development trajectory (**+136**), to reflect imminent determination of applications relating to different development phases (references 12/01741/FUL, 12/01742/FUL, 12/01957/OUT and 07/02457/OUT).

3.4 All of these changes above will increase the five year land supply figure by a total of 207 units. However, certain other trajectory changes where it has been found necessary to move back delivery timescales have led to reductions to the five year land supply.

4.0 Setting site specific delivery trajectories

4.1 One particular topic, often highlighted through planning appeals, is the anticipated timescales for delivery of larger development sites (e.g. strategic urban extensions); i.e. how far these can be said to contribute towards the five year supply of deliverable housing sites. Based upon historic completion rates, previous AMR trajectories predict delivery rates of between 35 and 65 dwellings per site per year.

4.2 The Updated Draft Background Paper on Strategic Housing and Employment Sites (North Northamptonshire Joint Planning Unit, August 2013) notes that the threshold for a “larger” residential development site is considered to be 200 dwellings (adopted CSS Policy 14). However, it was concluded that a threshold of 500 or more homes would provide a portfolio of sites which would collectively be sufficient to deliver the spatial vision of the emerging North Northamptonshire Joint Core Strategy (JCS) review (Draft Background Paper, paragraph 3.3).

4.3 On the basis of mean average delivery rates of 50 dwellings per site per year, and taking account of site development “lead in” time (site preparation work such as decontamination, construction of necessary development infrastructure etc), for schemes of less than 500 dwellings (only two emerging development schemes – Irthlingborough West and Thrapston South – are anticipated to exceed 500 dwellings):

- Sites with full planning permission could be anticipated to deliver around 200 dwellings within five years;
- Sites with outline planning permission or a resolution to grant permission could be anticipated to deliver around 150 dwellings within five years;
- Development plan site allocations could be anticipated to deliver around 100 dwellings within five years.

4.4 In most cases, consented sites of less than 200 dwellings (regarded through the current CSS as “smaller” sites) are regarded as being fully deliverable within five years. Of course, exceptions are made where specific known development constraints (e.g. the need for an existing occupier to relocate) are identified. Anticipated site-by-site housing delivery trajectories are set out in Appendix 1.

5.0 Setting an updated housing delivery trajectory for the remainder of the CSS plan period (to 31 March 2021)

5.1 The Government, through the NPPF, emphasises the critical importance of the five year housing land supply in decision making (particularly through paragraph 49). Despite this, there is no definitive direction or guidance in place as to exactly how a five year housing land supply ought to be calculated.

5.2 The lack of definitive guidance has often led to planning appeals by developers and landowners, challenging local planning authorities’ assertions regarding the five year housing land supply at any given moment in time. Many recent appeals have focused upon the methodology for addressing any historic shortfall in delivery against adopted (in this case, CSS) targets.

- 5.3 **Assessing shortfall in delivery against the adopted CSS trajectory** – The CSS (Table 3) sets out a year by year delivery trajectory for the remainder of the Plan period (to 2021). The adopted trajectory sets out annual delivery rates of 500 dwellings for the years 2013/14, 2014/15 and 2015/16. For the remainder of the Plan period, the annual delivery rate is set at 387 dwellings, giving a total of **3435 dwellings** for the period 1 April 2013 – 31 March 2021. Compared to the outstanding balance (4505 dwellings) still to be delivered against the overall CSS target, this equates to a current shortfall of **1070 dwellings** as at 1 April 2013, which has implications for calculation of the five year housing land supply.
- 5.4 **Setting the five year land supply requirement** – Previous AMRs have set the 5 year supply requirement for one year in advance of the monitoring end date (in this case, 1 April 2013). In other words, Members should note that the five year housing land supply figure should cover the period 1 April 2014 – 31 March 2019. The AMR will also include a forecast delivery figure for the period 1 April 2013 – 31 March 2014, although this is not included within the five year land supply calculations. The CSS Table 3 trajectory sets a minimum target of **2161 dwellings** for 1 April 2014 – 31 March 2019.
- 5.5 **The Approach** - The CSS trajectory does not take account of any delivery shortfalls during the period 1 April 2001 – 31 March 2013. A number of recent planning appeal cases have included debates around how and when any such historic delivery shortfall may be made up. Two distinctive alternative approaches have been highlighted (named after recent appeal cases):
- **Liverpool approach** – where any shortfall in delivery would be apportioned to each remaining year of the CSS period (2014-2021): total five year requirement for East Northamptonshire = **3034 dwellings (Appendix 2)**;
 - **Sedgefield approach** – where any shortfall in delivery is expected to be delivered within the five year housing land supply period (2014-2019): total five year requirement for East Northamptonshire = **3347 dwellings**.
- 5.6 **Contingency planning: 5% and/ or 20% buffer (NPPF paragraph 47)** – The NPPF sets further challenges for identifying a five year supply of deliverable housing land, through its requirement to apply a **5% buffer**, at the least. Local planning authorities with a record of “persistent under delivery” are expected to apply a **20% buffer**, although **persistent** under delivery is not defined by the NPPF.
- 5.7 Members should note that the Planning Policy Committee (Agenda Item 8, paragraph 2.2, 17 September 2012) previously took the view that the authority does **not** have a record of persistent under delivery of housing, although the collapse of the financial and housing markets after 2008 has led to shortfalls in delivery against the CSS (Table 3) trajectory during the past five years.
- 6.0 Conclusion – the five year housing land supply, calculated for the district**
- 6.1 Officers have prepared housing land supply calculations, applying the ‘Liverpool approach’. It is asserted that this represents the most appropriate current approach. It is emphasised that the ‘Liverpool approach’ should continue to be used for East Northamptonshire, until such a time as current case law (i.e. a specific appeal case) determines otherwise.
- 6.2 As yet there is no appeal decision to demonstrate whether or not East Northamptonshire has suffered “persistent under delivery of housing” (NPPF paragraph 47). Until this can be established through reference to adopted national guidance and/ or firm case law, it is regarded as entirely reasonable and appropriate to argue that a 5% buffer ought to be applied, on the basis that the adopted CSS trajectory has been exceeded in five out of 12 years of the current plan period (1 April 2001 – 31 March 2013), to date.

6.3 The five year supply has therefore been calculated as follows, using the 'Liverpool approach':

1. Applying a "windfall allowance" – **6.12 years**
2. Applying a 5% buffer – **5.82 years**
3. If a 20% buffer was to be applied – **5.10 years**

6.4 East Northamptonshire Council is therefore able to demonstrate a five year supply of housing land against the adopted CSS targets, even where a 20% buffer is applied. Members are requested to note these latest five year land supply calculations. It is anticipated that these different five year housing land supply scenarios will be included in the forthcoming 2013 AMR, to be finalised December 2013/January 2014.

6.5 Members are also asked to review and note the list of sites included in the latest Housing Site Schedule (Appendix 1). Particular consideration should be given to the list of allocated sites and emerging sites (i.e. sites without extant planning permission), to the foot of the Schedule.

7.0 Equality and Diversity Implications

7.1 There are no equality or diversity implications arising from this report.

8.0 Legal Implications

8.1 There are no legal implications arising from the proposals. There is no longer a legal requirement to submit a Local Development Framework Annual Monitoring Report to the Secretary of State.

9.0 Risk Management

9.1 It is a requirement of the NPPF that local planning authorities demonstrate a five year deliverable supply of housing land. Should East Northamptonshire Council be unable to fulfil this requirement, then it is likely that the authority would find itself having to challenge unwanted or inappropriate development through the appeals process.

9.2 Consideration may also be given to calculating the five year housing land supply, in accordance with the draft Interim Housing Statement (IHS) targets in due course, as the Planning Policy Committee discussed at a previous meeting (7 June 2013). These reduced targets would significantly enhance East Northamptonshire Council's five year land supply figures.

10.0 Financial Implications

10.1 There are no financial implications arising from the proposals.

11.0 Corporate Outcomes

11.1 The relevant Corporate Outcomes are:

- Quality of life – prosperous; sustainable
- Effective partnership working
- Effective management

12.0 Recommendation

12.1 The Committee is recommended to:

- i. Note the five year housing land supply calculations against the adopted CSS targets: **5.82 years**, applying the 'Liverpool approach' and a 5% buffer.

- ii. Endorse the schedule of sites and phasing assumptions used in the calculation of the five year housing land supply figure for inclusion in the 2013 Annual Monitoring Report. Members are invited to identify any other sites for consideration.

(Reason: To provide a robust housing land supply position on which to base planning decisions¹).

Legal	Power: Planning and Compulsory Purchase Act 2004 Localism Act 2011				
	Other considerations: National Planning Policy Framework (March 2012)				
Background Papers: 2012 Annual Monitoring Report Agenda Item 8, Planning Policy Committee, 17 September 2012 Draft Background Paper on Strategic Housing and Employment Sites (JPU, August 2012)					
Person Originating Report:		Michael Burton (Senior Planning Policy Officer) Email: mburton@east-northamptonshire.gov.uk Tel: 01832 742010			
Date: 14 October 2013					
CFO		MO		CX	

(Committee Report Normal Rev. 22)

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Settlement	Plan Area	Settlement Type	Site Name	Site Area (ha)	Total Dwellings	Dwellings remaining to build on site	Include in 5 year supply?	Planning Application Reference	AMR Category	PDL / GF / Mixed	Mixed Use Site (Y/N)	13	14	15	16	17	18	19	20	Total dwellings 2001-21	5 Year Supply Totals 2014-19
												2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21		
Aldwincle	RNOT	Rural	123, Main Street	0.1	1	1	No	12/00458/FUL	Full	Greenfield		1	0	0	0	0				1	0
Aldwincle	RNOT	Rural	Garage adjacent 3 Baulks Lane	0.047	1	1	No	10/00595/FUL	Full	Brownfield		0	1	0	0	0				1	1
Aldwincle	RNOT	Rural	Builder's Yard, Wadenhoe Road	0.05	1	1	Yes	11/00866/FUL	Full	Brownfield		0	1	0	0	0				1	1
Aldwincle	RNOT	Rural	14, Lowick Lane	0.28	2	2	Yes	13/00135/OUT	Outline	Greenfield	No	0	0	2	0	0				2	2
Apethorpe	RNOT	Rural	Apethorpe Hall	18.385	1	1	Yes	04/01560/FUL	Full	Brownfield		0	0	1	0	0				1	1
Ashton	RNOT	Rural	The Mansion, Ashton Wold	0.84	8	8	Yes	11/01846/FUL	Full	Brownfield	No	0	8	0	0	0				8	8
Ashton	RNOT	Rural	The Water Tower, Ashton Wold	0.88	1	1	Yes	13/00110/FUL	Full	Brownfield	No	0	1	0	0	0				1	1
Barnwell	RNOT	Rural	Former Allotments, Well Lane	0.39	9	9	No	10/02221/FUL	Full	Greenfield	No	9	0	0	0	0	0			9	0
Brigstock	RNOT	Rural	Garage Block Adjacent 23 Barnards Way	0.036	1	1	Yes	10/00818/OUT	Outline	Brownfield	No	0	0	1	0	0				1	1
Brigstock	RNOT	Rural	Land Adj Honey Bun Hill	0.22	2	2	No	11/01341/FUL	Full	Greenfield	No	2	0	0	0	0	0			2	0
Brigstock	RNOT	Rural	Allotment Gardens, Newtown	0.21	4	4	Yes	11/01347/OUT	Outline	Greenfield	No	0	2	2	0	0				4	4
Brigstock	RNOT	Rural	Pumping Station, Site Rear of 16 Stanion Road	0.053	1	1	Yes	12/00905/FUL	Full	Brownfield	No	0	1	0	0	0	0			1	1
Bulwick	RNOT	Rural	Bulwick Lodge	0.075	1	1	No	06/00580/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Chelveston-cum-Caldecott	Four Towns	Rural	Garage Block Accessed between 11 & 12, Hillside	0.076	1	1	Yes	10/00820/OUT	Outline	Brownfield	No	0	0	1	0	0				1	1
Chelveston-cum-Caldecott	Four Towns	Rural	Barns North of Wateryard Spinney, Water Lane	0.22	1	1	No	11/00488/FUL	Full	Greenfield	No	1	0	0	0	0				1	0
Chelveston-cum-Caldecott	Four Towns	Rural	Duchy Farm Buildings, Bidwell Lane	1	3	3	Yes	12/01431/FUL	Full	Greenfield	No	0	1	2	0	0	0			3	3
Clopton	RNOT	Rural	Motel Block, The Red Lion Inn, Main St	0.3	3	3	Yes	12/00070/OUT	Outline	Brownfield	No	0	2	1	0	0	0			3	3
Clopton	RNOT	Rural	18 Main Street	0.026	1	1	Yes	12/00714/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1
Collyweston	RNOT	Rural	91 Main Road	0.07	2	2	Yes	11/01208/RWL	Full	Brownfield	No	0	2	0	0	0	0			2	2
Collyweston	RNOT	Rural	The White House & Collyweston Garage	0.264	9	9	Yes	11/00052/FUL	Full	Brownfield	No	4	5	0	0	0				9	5
Collyweston	RNOT	Rural	Land Opposite Collens Way, The Drove	0.2	6	6	Yes	12/01839/FUL	Full	Greenfield	No	2	4	0	0	0	0			6	4
Denford	RNOT	Rural	Kingswood	0.28	1	1	No	12/00553/VAR	Full	Brownfield	No	2	0	0	0	0	0			2	0
Denford	RNOT	Rural	Land South of The Hollies	0.22	2	2	No	09/01411/FUL	Full	Brownfield	No	2	0	0	0	0	0			2	0
Denford	RNOT	Rural	Land Rear of Glebe House	0.04	1	1	Yes	11/00888/OUT	Outline	Greenfield	No	0	0	1	0	0				1	1
Denford	RNOT	Rural	Manor Farm Cottage, Ringstead Road	0.065	1	1	Yes	12/00400/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Duddington	RNOT	Rural	The Little House, Green Lane	0.234	1	1	No	10/01371/FUL	Full	Greenfield	No	1	0	0	0	0	0	0	1	0
Duddington	RNOT	Rural	River Side Cottage, Church Lane	0.076	1	1	No	10/01962/FUL	Full	Brownfield	No	1	0	0	0	0	0	0	1	0
Duddington	RNOT	Rural	Barns North of Home Farm, High Street	0.23	2	2	Yes	11/00717/FUL	Full	Greenfield	No	0	2	0	0	0	0	0	2	2
Easton-on-the-Hill	RNOT	Rural	The Oak Inn	0.16	4	4	No	09/01735/FUL	Full	Brownfield	No	4	0	0	0	0	0	0	4	0
Easton-on-the-Hill	RNOT	Rural	52 Stamford Road	0.17	1	1	Yes	11/00565/FUL	Full	Brownfield	No	0	1	0	0	0	0	0	1	1
Glaphthorn	RNOT	Rural	Church Farm, Main Street	0.117	1	1	No	10/00323/FUL	Full	Brownfield	No	1	0	0	0	0	0	0	1	0
Hargrave	RNOT	Rural	1 Nags Head Lane	0.061	1	1	Yes	12/00481/REM	Reserved Matters	Greenfield	No	0	1	0	0	0	0	0	1	1
Harringworth	RNOT	Rural	Land adjacent 10 Wakerley Road	0.053	1	1	Yes	11/00668/FUL	Full	Brownfield	No	0	1	0	0	0	0	0	1	1
Harringworth	RNOT	Rural	Westbrook, Gretton Road	0.2	1	1	No	11/00611/FUL	Full	Brownfield	No	1	0	0	0	0	0	0	1	0
Hemington	RNOT	Rural	Land Adj Walters Coppice	0.1	2	2	No	09/01313/FUL	Full	Brownfield	No	2	0	0	0	0	0	0	2	0
Higham Ferrers	Four Towns	Urban	Land at Wharf Road Allotment Site	4.7	166	166	Yes	07/00062/OUT	Outline	Greenfield	No	0	0	30	50	50	36	0	166	166
Higham Ferrers	Four Towns	Urban	4 Stanwick Road	0.092	2	2	Yes	09/00006/FUL	Full	Brownfield	No	1	1	0	0	0	0	0	2	1
Higham Ferrers	Four Towns	Urban	1 Elizabeth Way	0.042	1	1	Yes	11/01008/RWL	Full	Brownfield	No	0	1	0	0	0	0	0	1	1
Higham Ferrers	Four Towns	Urban	41 Lancaster Street	0.04	2	2	Yes	09/01231/FUL	Full	Brownfield	No	0	0	2	0	0	0	0	2	2
Higham Ferrers	Four Towns	Urban	Midland Business Centre, Midland Road	0.75	36	36	Yes	10/00499/OUT	Outline	Brownfield	No	0	15	21	0	0	0	0	36	36
Higham Ferrers	Four Towns	Urban	Westfield's Terrace	0.11	10	10	Yes	10/00721/RWL	Full	Brownfield	No	0	10	0	0	0	0	0	10	10
Higham Ferrers	Four Towns	Urban	53 Handcross Way	0.05	1	1	No	10/01851/FUL	Full	Greenfield	No	1	0	0	0	0	0	0	1	0
Higham Ferrers	Four Towns	Urban	Factory, Spring Gardens	0.15	9	9	No	10/02127/FUL	Full	Brownfield	No	9	0	0	0	0	0	0	9	0
Higham Ferrers	Four Towns	Urban	Land Between A6 Higham Ferrers Bypass And A5028 Station Road	3.1	115	115	Yes	12/00648/OUT	Outline	Greenfield	No	0	30	40	45	0	0	0	115	115
Higham Ferrers	Four Towns	Urban	3B College Street	0.025	1	1	No	12/01171/FUL	Full	Brownfield	No	1	0	0	0	0	0	0	1	0
Higham Ferrers	Four Towns	Urban	15 King's Meadow Lane	0.046	1	1	No	12/01341/FUL	Full	Greenfield	No	1	0	0	0	0	0	0	1	0
Higham Ferrers	Four Towns	Urban	Land Adjacent 93 Kimbolton Road	0.13	1	1	No	11/01526/OUT	Outline	Greenfield	No	1	0	0	0	0	0	0	1	0
Irthlingborough	Four Towns	Urban	Whitworth's Site, Wellingborough Road	9.07	258	258	Yes	07/01881/FUL	Full	Brownfield	No	0	50	55	55	55	43	0	258	258
Irthlingborough	Four Towns	Urban	7 Clarke Close	0.07	1	1	Yes	12/01835/FUL	Full	Brownfield	No	0	1	0	0	0	0	0	1	1
Irthlingborough	Four Towns	Urban	97 College Street	0.084	7	7	Yes	12/00309/RWL	Full	Brownfield	No	0	7	0	0	0	0	0	7	7

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Irthlingborough	Four Towns	Urban	Former Sunseekers factory site	4.223	138	65	Yes	11/01350/FUL	Full	Brownfield	No	40	25	0	0	0	0			65	25
Irthlingborough	Four Towns	Urban	4 Baker Street	0.039	1	1	No	12/01497/FUL	Full	Greenfield	No	1	0	0	0	0				1	0
Irthlingborough	Four Towns	Urban	44 Manton Road	0.021	1	1	No	10/00471/RWL	Full	Greenfield	No	1	0	0	0	0				1	0
Irthlingborough	Four Towns	Urban	Land adjacent 104 Ebbw Vale Road	0.048	2	2	No	10/01818/FUL	Full	Greenfield	No	2	0	0	0	0				2	0
Irthlingborough	Four Towns	Urban	130 Finedon Road	0.093	2	2	No	10/01883/FUL	Full	Greenfield	No	1	0	0	0	0				1	0
Irthlingborough	Four Towns	Urban	20-32 High Street	0.02	2	2	Yes	10/02065/FUL	Full	Brownfield	No	0	2	0	0	0				2	2
Irthlingborough	Four Towns	Urban	2 Victoria St	0.006	1	1	No	11/00089/FUL	Full	Brownfield	No	1	0	0	0	0				1	0
Irthlingborough	Four Towns	Urban	39 Finedon Road	0.031	1	1	No	11/00140/RWL	Full	Brownfield	No	1	0	0	0	0				1	0
Irthlingborough	Four Towns	Urban	Land Between 58-68 Wellingborough Rd	0.1	6	6	No	12/00024/FUL	Full	Greenfield	No	6	0	0	0	0	0			6	0
Irthlingborough	Four Towns	Urban	Laundry Site, 259 Addington Road	1.18	57	57	Yes	12/01557/FUL	Full	Brownfield	No	10	30	17	0	0	0			57	47
Irthlingborough	Four Towns	Urban	88 Finedon Road	0.024	1	1	No	12/01772/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Islip	RNOT	Rural	Rectory Farm	0.0819	2	2	Yes	10/01657/FUL	Full	Brownfield	No	0	2	0	0	0				2	2
Islip	RNOT	Rural	Rectory Farm	0.05	1	1	No	11/00392/RWL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Islip	RNOT	Rural	Abbatoir Lairage Land, Chapel Hill	0.8	1	1	No	12/01971/VAR	Full	Brownfield	No	1	0	0	0	0	0			1	0
King's Cliffe	RNOT	Rural	Wood Lane	1.77	1	1	Yes	09/01835/RWL	Outline	Brownfield	No	0	1	0	0	0	0			1	1
King's Cliffe	RNOT	Rural	Land between Willow Lane & Fineshade	5.3	145	66	Yes	10/01277/REM	Reserved Matters	Greenfield	No	40	26	0	0	0	0			66	26
King's Cliffe	RNOT	Rural	13 Bridge Street	0.042	1	1	No	12/00612/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
King's Cliffe	RNOT	Rural	31 West Street	0.115	1	1	Yes	12/01385/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1
Laxton	RNOT	Rural	Workshop, The Cottage	0.24	1	1	No	08/01061/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Little Addington	RNOT	Rural	29-30 High Street	0.133	1	1	No	11/01818/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Lowick	RNOT	Rural	Drayton Cottage, Drayton Park	0.174	2	2	No	10/01489/FUL	Full	Brownfield	No	2	0	0	0	0	0			2	0
Luddington	RNOT	Rural	Thornlee	0.58	1	1	No	12/01163/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Nassington	RNOT	Rural	Garage Block Rear of 20 Eastfield Crescent	0.06	2	2	Yes	11/02010/OUT	Outline	Brownfield	No	0	2	0	0	0				2	2
Nassington	RNOT	Rural	30 Woodnewton Road	0.6	9	9	Yes	12/00152/FUL	Full	Greenfield	No	5	4	0	0	0	0				
Oundle	RNOT	Urban	69 Benefield Road	0.13	1	1	No	08/00276/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Oundle	RNOT	Urban	Land End of Creed Road	4.09	145	145	Yes	09/00611/FUL	Full	Greenfield	No	30	30	40	45	0	0			145	115
Oundle	RNOT	Urban	Land adjacent 16 and 20 New Road	0.082	1	1	Yes	10/00295/FUL	Full	Brownfield	No	0	1	0	0	0				1	1
Oundle	RNOT	Urban	The Auction House, South Road	0.22	5	5	Yes	10/00652/OUT	Outline	Brownfield	No	0	5	0	0	0				5	5
Oundle	RNOT	Urban	63 Benefield Road	0.22	3	3	No	12/01103/FUL	Full	Greenfield	No	3	0	0	0	0	0			3	0
Oundle	RNOT	Urban	112 Glapthorn Road	0.167	1	1	Yes	10/01538/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Oundle	RNOT	Urban	16 Benefield Road	0.03	1	1	No	12/01086/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Oundle	RNOT	Urban	131 Glapthorn Road	0.088	1	1	Yes	12/01238/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1
Oundle	RNOT	Urban	Oundle School Playing Field, Glapthorn Road	2.51	62	62	Yes	12/01368/FUL	Full	Greenfield	No	0	20	42	0	0	0			62	62
Oundle	RNOT	Urban	Lamorna, 11 Glapthorn Road	0.06	1	1	No	13/00054/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Raunds	Four Towns	Urban	Darsdale Farm, Chelveston Road	17.36	460	460	Yes	07/02238/OUT	Outline	Greenfield	No	0	0	40	60	60	60	60	60	460	220
Raunds	Four Towns	Urban	2 Primrose Hill	0.01	3	3	Yes	11/00557/RWL	Outline	Brownfield	No	0	3	0	0	0	0			3	3
Raunds	Four Towns	Urban	45 Brook Street	0.18	1	1	No	08/01368/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Raunds	Four Towns	Urban	45 Brook Street	0.13	1	1	Yes	11/00584/REM	Reserved Matters	Greenfield	No	0	1	0	0	0	0			1	1
Raunds	Four Towns	Urban	Grombold Lodge 1a	0.06	1	1	Yes	12/00221/RWL	Full	Brownfield	No	0	1	0	0	0	0			1	1
Raunds	Four Towns	Urban	25 Hill Street	0.04	2	2	Yes	12/00177/RWL	Full	Greenfield	No	0	2	0	0	0		0		2	2
Raunds	Four Towns	Urban	Pevelers, 42 Grove Street	0.027	1	1	No	09/01214/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Raunds	Four Towns	Urban	Land North of Raunds Fronting Brick Kiln Road, North Street, Brooks Road and Midland Road	16.21	310	310	Yes	09/01626/OUT	Outline	Greenfield	Yes	0	0	45	55	55	55	50	50	310	210
Raunds	Four Towns	Urban	9 North Street	0.19	7	7	Yes	10/00041/RWL	Full	Brownfield	No	0	3	4	0	0	0			7	7
Raunds	Four Towns	Urban	90 Hill Street	0.167	14	14	No	10/00498/FUL	Full	Brownfield	No	14	0	0	0	0	0			14	0
Raunds	Four Towns	Urban	RPC Containers Ltd, Grove Street	1.944	58	58	Yes	10/01753/OUT	Outline	Brownfield	No	0	20	38	0	0	0			58	58
Raunds	Four Towns	Urban	Adj 9 Park Road	0.048	1	1	No	10/01793/RWL	Outline	Greenfield	No	0	0	1	0	0	0			1	1
Raunds	Four Towns	Urban	47 Holmes Avenue	0.07	2	2	No	10/01969/FUL	Full	Greenfield	No	2	0	0	0	0	0			2	0
Raunds	Four Towns	Urban	17 Chelveston Road	0.188	1	1	No	11/00012/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Raunds	Four Towns	Urban	45 Brook Street	0.478	4	4	Yes	11/00573/FUL	Full	Greenfield	No	0	2	2	0	0	0			4	4
Raunds	Four Towns	Urban	Annexe, Brook Farm, Brooks Road	0.125	1	1	No	11/02008/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Raunds	Four Towns	Urban	First and Second Floor, 57 Brook Street	0.01	2	2	No	12/0086/FUL	Full	Brownfield	No	2	0	0	0	0	0			2	0
Raunds	Four Towns	Urban	12D Rotton Row	0.023	1	1	No	12/01697/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Raunds	Four Towns	Urban	53 Brook Street	0.006	-1	-1	No	12/01788/FUL	Full	Brownfield	No	-1	0	0	0	0	0			-1	0
Ringstead	Four Towns	Rural	21 Denford Road	0.091	1	1	Yes	10/00234/FUL	Full	Brownfield	No	0	1	0	0	0	0			1	1
Ringstead	Four Towns	Rural	1 Spencer Street	0.097	7	7	Yes	11/00053/RWL	Full	Brownfield	No	0	0	7	0	0	0			7	7
Ringstead	Four Towns	Rural	Land Opposite 5 Spencer Street	0.033	1	1	Yes	11/00512/OUT	Outline	Greenfield	No	0	0	1	0	0	0			1	1

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Ringstead	Four Towns	Rural	West End Land North of Brick Kiln Road	16.31	230	230	Yes	11/01747/OUT	Outline	Greenfield	Yes	0	0	40	50	50	50	40		230	190
Ringstead	Four Towns	Rural	21 Denford Road	0.09	1	1	Yes	12/01162/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	Land off Windsor Road	5.98	200	120	Yes	01/00805/REM	Reserved Matters	Greenfield		0	30	40	50	0	0			120	120
Rushden	Four Towns	Urban	Gospel Church, 69 Wellingborough Rd	0.0378	1	1	No	02/00007/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Engineering Premises	0.2931	14	14	Yes	03/01551/FUL	Full	Brownfield		0	14	0	0	0	0			14	14
Rushden	Four Towns	Urban	39 St Marys Avenue	0.04	1	1	No	11/00493/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Broadlands Family Unit, Victoria Road	0.5	26	26	No	11/00890/FUL	Full	Brownfield		26	0	0	0	0	0			26	0
Rushden	Four Towns	Urban	131 High Street	0.04	4	4	No	08/00183/FUL	Full	Brownfield		4	0	0	0	0	0			4	0
Rushden	Four Towns	Urban	9 Little Street	0.05	1	1	No	11/00688/RWL	Full	Brownfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Former Garage Site, Station Road	0.19	31	31	Yes	08/00595/FUL	Full	Brownfield		0	15	16	0	0	0			31	31
Rushden	Four Towns	Urban	48 High Street South	0.048	5	5	Yes	12/00790/RWL	Full	Greenfield		0	2	3	0	0	0			5	5
Rushden	Four Towns	Urban	Land off Windsor Road	5.25	205	115	Yes	08/01754/REM	Reserved Matters	Greenfield		50	65	0	0	0	0			115	65
Rushden	Four Towns	Urban	74 Washbrook Road	0.019	1	1	No	09/00292/REM	Reserved Matters	Greenfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	57 St Mary's Avenue	0.14	1	1	No	11/00874/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	26 Prospect Avenue	0.12	2	2	No	11/00341/FUL	Full	Brownfield		2	0	0	0	0	0			2	0
Rushden	Four Towns	Urban	112 Irchester Road	0.51	3	3	Yes	12/01281/OUT	Outline	Greenfield		0	0	3	0	0	0			3	3
Rushden	Four Towns	Urban	Garages adjacent 21a Albion Place	0.02	1	1	Yes	09/01782/FUL	Full	Brownfield		0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	Land between 191 - 199 St Margaret's Ave	0.06	1	1	No	09/01914/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Land adjacent 116 Grangeway	0.019	1	1	No	09/01931/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	88A - 116 High Street South	0.2	14	14	Yes	10/00121/RWL	Outline	Brownfield		0	14	0	0	0	0			14	14
Rushden	Four Towns	Urban	2 Westfield Terrace	0.024	2	2	No	10/00258/FUL	Full	Greenfield		2	0	0	0	0	0			2	0
Rushden	Four Towns	Urban	High Beech, 8 Hayway	0.38	4	4	Yes	10/00469/RWL	Outline	Brownfield		0	0	2	2	0	0			4	4
Rushden	Four Towns	Urban	166 Avenue Road	0.37	1	1	Yes	10/00814/RWL	Outline	Greenfield		0	0	1	0	0	0			1	1
Rushden	Four Towns	Urban	116 Irchester Road	0.1	1	1	No	10/00904/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Avenue Agricultural, Park Road	0.152	19	19	Yes	10/00970/FUL	Full	Brownfield		0	0	0	10	9	0			19	19
Rushden	Four Towns	Urban	Rushden Hospital, The Drive	5.2	125	125	Yes	10/01017/OUT	Outline	Brownfield		0	0	35	45	45	0			125	125

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Rushden	Four Towns	Urban	1 Essex Road	0.055	4	4	Yes	10/01070/FUL	Full	Brownfield		0	2	2	0	0	0			4	4
Rushden	Four Towns	Urban	Coffee Tavern Lane and Rectory Road	0.033	9	9	Yes	10/01184/FUL	Full	Brownfield		0	9	0	0	0	0			9	9
Rushden	Four Towns	Urban	29 Wellingborough Road	0.23	14	14	Yes	10/01194/RWL	Outline	Brownfield		0	0	7	7	0	0			14	14
Rushden	Four Towns	Urban	Barclays Bank Chambers, College Street	0.013	2	2	Yes	10/01373/FUL	Full	Brownfield		0	2	0	0	0	0			2	2
Rushden	Four Towns	Urban	Warehouse rear of 34 High Street	0.09	6	6	Yes	10/01386/RWL	Full	Brownfield		0	3	3	0	0	0			6	6
Rushden	Four Towns	Urban	62 Highfield Road	0.05	1	1	Yes	10/01949/RWL	Outline	Greenfield		0	0	1	0	0	0			1	1
Rushden	Four Towns	Urban	Land Between 36-38 Melloway Road	0.038	1	1	Yes	10/02009/OUT	Outline	Greenfield		0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	1 The Cloisters, Rectory Road	0.16	1	1	Yes	11/00266/FUL	Full	Brownfield		0	0	1	0	0	0			1	1
Rushden	Four Towns	Urban	44a Duck Street	0.027	1	1	No	11/00598/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Garages Between 16 and 18 Tennyson Road	0.065	1	1	Yes	11/00721/OUT	Outline	Brownfield		0	0	1	0	0	0			1	1
Rushden	Four Towns	Urban	66 Harborough Road	0.14	14	14	Yes	11/00821/RWL	Full	Brownfield		0	7	7	0	0	0			14	14
Rushden	Four Towns	Urban	121a High Street	0.01	1	1	No	11/01019/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Rushden	Four Towns	Urban	Land South of Goulsbra Road	2.75	73	73	Yes	11/01023/OUT	Outline	Greenfield		0	0	20	30	23	0			73	73
Rushden	Four Towns	Urban	Leigh House, Portland Road	0.066	5	5	Yes	11/01213/FUL	Full	Brownfield		0	5	0	0	0	0			5	5
Rushden	Four Towns	Urban	Land Adjacent to the Croft, Alexandra Road	0.2	4	4	Yes	11/01871/OUT	Outline	Greenfield		0	0	2	2	0	0			4	4
Rushden	Four Towns	Urban	84 Station Road	0.16	2	2	Yes	11/02065/FUL	Full	Brownfield		0	2	0	0	0	0			2	2
Rushden	Four Towns	Urban	Land Rear of 87 Robinson Road	0.2	1	1	Yes	12/00047/FUL	Full	Greenfield		0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	Land to rear of 264, Wellingborough Road	0.2	5	5	Yes	12/00473/OUT	Outline	Greenfield		0	0	5	0	0	0			5	5
Rushden	Four Towns	Urban	79 Avenue Road	0.07	1	1	Yes	12/00520/OUT	Outline	Greenfield		0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	79 Avenue Road	0.093	1	1	Yes	12/00521/OUT	Outline	Greenfield		0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	Open Space Adj 5 Walmer Close	0.06	1	1	Yes	12/00757/FUL	Full	Greenfield		0	0	1	0	0	0			1	1
Rushden	Four Towns	Urban	Oak Lea, 252 Newton Road	0.097	1	1	Yes	12/01261/OUT	Outline	Greenfield	No	0	1	0	0	0	0			1	1
Rushden	Four Towns	Urban	65 Sartoris Road	0.043	4	4	Yes	12/01480/FUL	Full	Brownfield	No	0	4	0	0	0	0			4	4
Rushden	Four Towns	Urban	Playground, Harborough Way	0.25	8	8	Yes	12/01481/OUT	Outline	Greenfield	No	0	0	4	4	0	0			8	8
Rushden	Four Towns	Urban	Epic House, Rectory Road	0.076	8	8	No	12/01518/FUL	Full	Brownfield	No	8	0	0	0	0	0			8	0
Rushden	Four Towns	Urban	92-94 High Street	0.007	1	1	No	12/01985/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Southwick	RNOT	Rural	Park Cottage	0.133	1	1	No	12/01248/FUL	Full	Greenfield		1	0	0	0	0	0			1	0

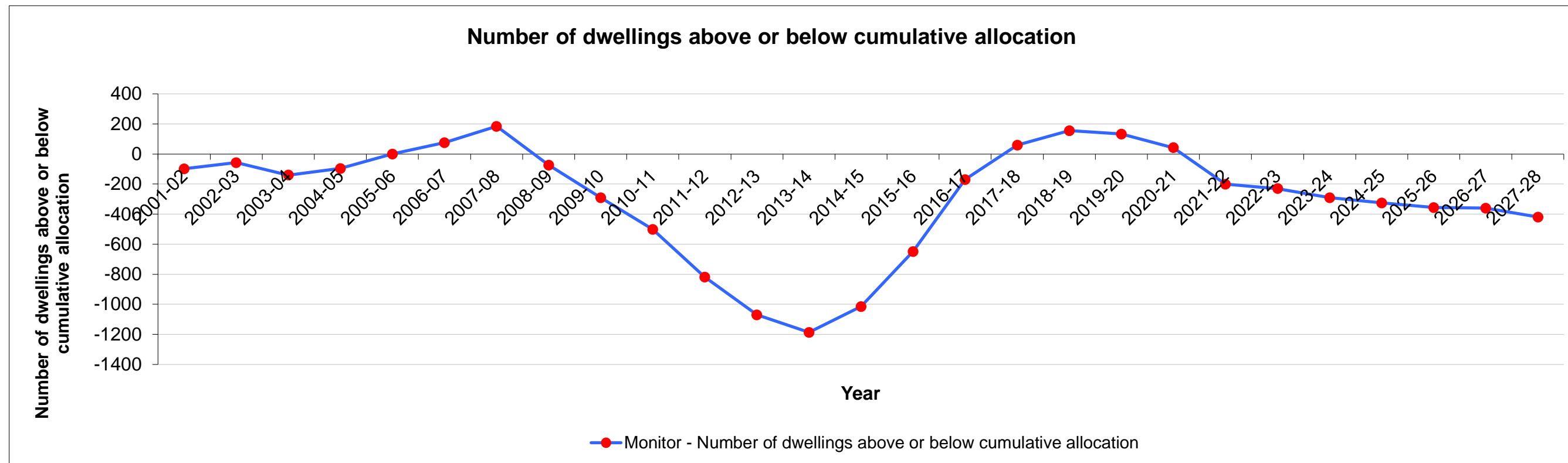
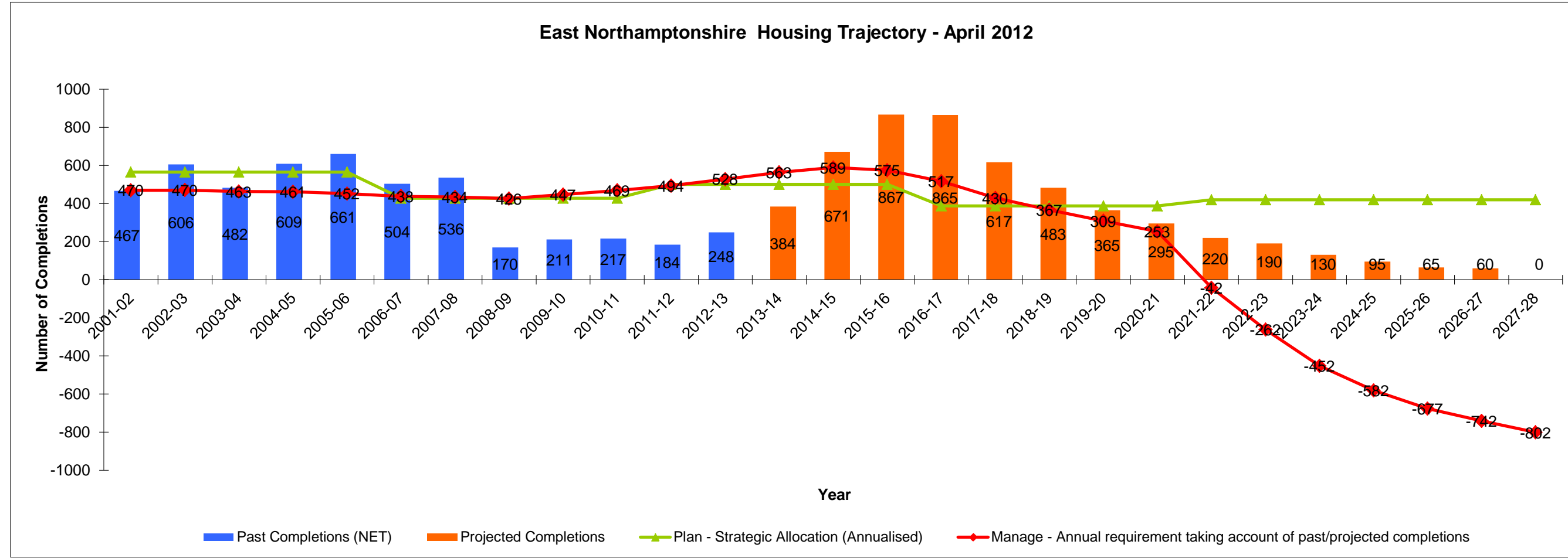
Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Stanwick	Four Towns	Rural	Land adjacent 31 West Street	0.07	1	1	No	12/00882/REM	Reserved Matters	Greenfield		1	0	0	0	0	0			1	0
Stanwick	Four Towns	Rural	49 East Street	0.127	2	2	Yes	12/01345/REM	Reserved Matters	Greenfield		0	2	0	0	0	0			2	2
Stanwick	Four Towns	Rural	Land Rear of 31 Grange Road	0.19	1	1	No	12/01184/REM	Reserved Matters	Greenfield		1	0	0	0	0	0			1	0
Stanwick	Four Towns	Rural	Kiriandra Kennels, Raunds Road	0.43	1	1	Yes	11/01390/FUL	Full	Brownfield		0	1	0	0	0	0			1	1
Stanwick	Four Towns	Rural	49 East Street	0.013	1	1	No	12/00303/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Stanwick	Four Towns	Rural	49A East Street	0.2	1	1	No	12/00488/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Sudborough	RNOT	Rural	Riding Stables, Manor Yard, Main Street	0.566	3	3	No	10/01376/FUL	Full	Brownfield		3	0	0	0	0	0			3	0
Thorpe	RNOT	Rural	Corner Cottage	0.18	1	1	No	07/02185/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Thrapston	RNOT	Urban	Nene House 83a Midland Road	0.08	1	1	Yes	12/00018/RWL	Full	Greenfield		0	0	1	0	0	0			1	1
Thrapston	RNOT	Urban	71-75 High Street	0.142	5	5	Yes	10/00617/FUL	Full	Brownfield		0	5	0	0	0	0			5	5
Thrapston	RNOT	Urban	Land adjacent 46 Oakleas Rise	0.036	1	1	Yes	10/01936/FUL	Full	Greenfield		0	1	0	0	0	0			1	1
Thrapston	RNOT	Urban	32B Midland Road	0.029	1	1	Yes	10/02017/FUL	Full	Brownfield		0	1	0	0	0	0			1	1
Thrapston	RNOT	Urban	Garage Block end of Grebe Close	0.065	2	2	Yes	11/01658/OUT	Outline	Brownfield		0	2	0	0	0	0			2	2
Thrapston	RNOT	Urban	Springfield Farm, Oundle Road	0.38	5	5	Yes	12/01800/FUL	Full	Greenfield	No	0	5	0	0	0	0			5	5
Thrapston	RNOT	Urban	46a Oakleas Rise	0.064	1	1	No	13/00011/FUL	Full	Greenfield	No	1	0	0	0	0	0			1	0
Thrapston	RNOT	Urban	16 High Street	0.036	4	4	No	13/00142/FUL	Full	Brownfield	No	4	0	0	0	0	0			4	0
Thrapston	RNOT	Urban	Kings Arms	0.134	7	4	Yes	97/00773/FUL	Full	Brownfield		0	0	0	0	0	4			4	4
Thurning	RNOT	Rural	Thurning Lodge, Winwick Road	0.36	1	1	No	10/00948/RWL	Full	Brownfield		1	0	0	0	0	0			1	0
Titchmarsh	RNOT	Rural	1, Manor Farm Court	0.14	6	6	Yes	10/00468/RWL	Full		No	0	3	3	0	0	0			6	6
Titchmarsh	RNOT	Rural	29 St Andrews Lane	0.2	1	1	Yes	12/00098/VAR	Full	Brownfield		0	1	0	0	0	0			1	1
Titchmarsh	RNOT	Rural	Land off Polopit	0.16	1	1	No	11/02050/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Titchmarsh	RNOT	Rural	4 St Andrews Close	0.053	1	1	No	11/01845/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Titchmarsh	RNOT	Rural	37 Polopit	0.096	1	1	No	13/00003/FUL	Full	Brownfield	No	1	0	0	0	0	0			1	0
Twywell	RNOT	Rural	Rectory Drive	0.059	-1	-1	No	10/00839/FUL	Full	Brownfield		-1	0	0	0	0	0			-1	0
Wadenhoe	RNOT	Rural	1 Mill Lane	0.223	1	1	No	11/01819/FUL	Full	Greenfield		1	0	0	0	0	0			1	0
Wadenhoe	RNOT	Rural	Estate Office, Pilton Road	0.02	1	1	No	12/00093/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Warmington	RNOT	Rural	13 Big Green	0.27	4	4	Yes	11/01571/RWL	Outline	Greenfield		0	0	5	0	0	0			5	5
Warmington	RNOT	Rural	Land Adjacent to 21 Stamford Lane	0.1	3	3	No	11/00571/OUT	Outline	Greenfield		3	0	0	0	0	0			3	0
Warmington	RNOT	Rural	Warmington Social Club, 18-20 Chapel Street	0.33	8	8	Yes	11/01087/FUL	Full	Brownfield		0	0	8	0	0	0			8	8
Warmington	RNOT	Rural	Land Adjacent 16 Stamford Lane	0.89	25	25	No	11/01152/FUL	Full	Greenfield		25	0	0	0	0	0			25	0
Warmington	RNOT	Rural	Warmington Post Office, 5 Hautboy Lane	0.005	1	1	No	12/01335/FUL	Full	Brownfield		1	0	0	0	0	0			1	0
Woodford	RNOT	Rural	11 Church Street	0.05	1	1	No	08/02290/REM	Reserved Matters	Brownfield		1	0	0	0	0	0			1	0
Woodford	RNOT	Rural	2 Rectory Lane	0.046	1	1	No	10/01430/REM	Reserved Matters	Greenfield		1	0	0	0	0	0			1	0

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Woodford	RNOT	Rural	The White Horse, 1 Club Lane	0.063	1	1	No	12/00074/VAR	Full	Brownfield		1	0	0	0	0	0			1	0	
Woodford	RNOT	Rural	1 Club Lane	0.075	2	2	Yes	11/01483/FUL	Full	Brownfield		0	2	0	0	0	0			2	2	
Woodford	RNOT	Rural	16 Whittlesea Terrace	0.062	1	1	Yes	11/01050/FUL	Full	Greenfield		0	1	0	0	0	0			1	1	
Woodford	RNOT	Rural	Land adjacent 7 Club Lane	0.044	1	1	No	99/00762/FUL	Full	Brownfield		1	0	0	0	0	0			1	0	
Woodford	RNOT	Rural	3A De Capel Close	0.058	1	1	Yes	12/00198/RWL	Full	Greenfield	No	0	1	0	0	0	0			1	1	
Woodnewton	RNOT	Rural	Land adjacent The Manor House, Main Street	0.038	1	1	Yes	09/02024/FUL	Full	Greenfield		0	1	0	0	0	0			1	1	
Woodnewton	RNOT	Rural	16 Main Street	0.033	1	1	No	10/00899/FUL	Full	Brownfield		1	0	0	0	0	0			1	0	
Woodnewton	RNOT	Rural	Manor Farm, Main Street	0.31	1	1	Yes	10/02160/FUL	Full	Greenfield		0	1	0	0	0	0			1	1	
Woodnewton	RNOT	Rural	67 main Street	0.116	1	1	No	11/00943/FUL	Full	Greenfield		1	0	0	0	0	0			1	0	
Yarwell	RNOT	Rural	Whitelands Farm, Sulehay Road	0.043	1	1	No	09/00351/FUL	Full	Greenfield		1	0	0	0	0	0			1	0	
Yarwell	RNOT	Rural	83 Main Street	0.39	3	3	No	10/00074/REM	Reserved Matters	Brownfield		3	0	0	0	0	0			3	0	
Yarwell	RNOT	Rural	21 Main Street	0.13	1	1	Yes	12/01423/FUL	Full	Greenfield	No	0	1	0	0	0	0			1	1	
Higham Ferrers	Four Towns	Urban	Ferrers School		400	400	Yes		Emergent DPD allocation	Greenfield	No				45	55	55	55	55	55	350	210
Irthlingborough	Four Towns	Urban	West of Huxlow School/ Irthlingborough West SUE	52.4	700	700	Yes	10/00857/OUT	Emergent DPD allocation	Greenfield	Yes				55	65	65	65	65		315	185
Irthlingborough	Four Towns	Urban	Land off Addington Road	2.8	80	80	Yes		Saved Local Plan Allocation	Greenfield	No					35	45				80	80
Irthlingborough	Four Towns	Urban	Land rear of Green Close	3.5	60	60	Yes	13/00077/OUT	Emergent DPD allocation	Greenfield	No				30	30					60	60
Oundle	RNOT	Urban	Ashton Road/Herne Road	4.86	145	145	Yes	10/01560/OUT	Adopted RNOT Allocation	Mixed	Yes		40	40	40	25					145	145
Oundle	RNOT	Urban	Dairy Farm	0.51	20	20	Yes		Adopted RNOT Allocation	Mixed	No					20					20	20
Rushden	Four Towns	Urban	Land adjacent to Pevensey Close, Barrington Road	3.1	111	111	Yes		Saved Local Plan Allocation	Greenfield	No		35	40	36						111	111
Rushden	Four Towns	Urban	Council Depot and Car Park Newton Rd	0.68	40	40	Yes		Specific, unallocated BF Site	Brownfield	No				30	10					40	40
Thrapston	RNOT	Urban	Thrapston South (Phases 1 and 2)	3.97	156	156	Yes	12/01741/FUL & 12/1742/FUL	Adopted RNOT Allocation	Mixed	No			50	50	56					156	156
Thrapston	RNOT	Urban	Thrapston South (Phase 3)	2.3	75	75	Yes	12/01957/OUT	Adopted RNOT Allocation	Greenfield	No				35	40					75	75
Thrapston	RNOT	Urban	Thrapston South (Phase 4)	16.57	450	450	Yes	07/02457/OUT	Adopted RNOT Allocation	Greenfield	Yes				50	50	50	50	50		250	150

Year	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
Past Completions (NET)	467	606	482	609	661	504	536	170	211	217	184	248																
Projected Completions													384	671	867	865	617	483	365	295	220	190	130	95	65	60	0	
Plan - Strategic Allocation (Annualised)	565	565	565	565	565	428	428	428	428	428	500	500	500	500	500	387	387	387	387	387	420	420	420	420	420	420	420	420
Manage - Annual requirement taking account of past/projected completions	470	470	463	461	452	438	434	426	447	469	494	528	563	589	575	517	430	367	309	253	-42	-262	-452	-582	-677	-742	-802	
Monitor - Number of dwellings above or below cumulative allocation	-98	-57	-140	-96	0	76	184	-74	-291	-502	-818	-1070	-1186	-1015	-648	-170	60	156	134	42	-200	-230	-290	-325	-355	-360	-420	



Appendix 2: Five year housing land supply calculations using the Liverpool approach

Year	CSS Annual Requirement	Total	CSS Requirement as a %	Revised CSS Requirement	Revised annual Requirement	Five Year Requirement 2014-19
2014-15	500	2,161	17.04%	702	702	3,034
2015-16	500		17.04%	702	702	
2016-17	387		13.19%	543	543	
2017-18	387		13.19%	543	543	
2018-19	387		13.19%	543	543	
2019-20	387	774	13.19%	543	543	
2020-21	387		13.19%	543	543	
Total	2,935	2,935	100.00%	4,121	4,121	

Completions 2001-12	4,647
Recorded completion 2012/13	248
Projected completion 2013/14	384
Residual at April 2014	4,121
Total 2001-21	9,400

Actual	
ENC Supply 2014-19	3,506
Windfall Allowance	205
Total Supply (including windfall allowance)	3,711
ENC Requirement 2014-19	3,034
No. of Years Housing Supply	6.12

Required + 5% Buffer	
ENC Supply 2014-19 (inc. windfall allowance)	3,711
ENC Requirement 2014-19	3,186
No. of Years Housing Supply	5.82

Required +20%	
ENC Supply 2014-19 (inc. windfall allowance)	3,711
ENC Requirement 2013-18	3,641
No. of Years Housing Supply	5.10

Starting point	Target (01/04/2014 - 31/03/2021)	Basic five year target (01/04/2014 - 31/03/2019)	Five year target (with 5% buffer)	Five year target (with 20% buffer)	Deliverable housing land supply (including windfall allowance)	Five year land supply (with 5% buffer)	Five year land supply (with 20% buffer)
North Northamptonshire Core Spatial Strategy (adopted June 2008)	4121	3034	3186	3641	3711	5.82	5.10
Interim Housing Policy Statement (Table 1: housing need for HMA distributed as per CSS)	3438	2458	2581	2950	3711	7.19	6.29

Appendix 3: Historic housing delivery rates (2001-2013), against the adopted Core Spatial Strategy trajectory

	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	<i>Collapse of Financial Markets</i>					Totals
								2008/2009	2009/2010	2010/2011	2011/2012	2012/13	
Actual Completions	467	606	482	609	661	504	536	170	211	217	184	248	4895
CSS Requirement	565	565	565	565	565	428	428	428	428	428	500	500	5965
Oversupply/Undersupply	-98	41	-83	44	96	76	108	-258	-217	-211	-316	-252	-1070

	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	Totals
Actual Completions	467	606	482	609	661	504	536	3865
CSS Requirement	565	565	565	565	565	428	428	3681
Oversupply/Undersupply	-98	41	-83	44	96	76	108	184