



Planning Policy Committee 10 December 2014

2014 Annual Monitoring Report – calculating a Five Year Housing Land Supply for the district

Purpose of report

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: Housing delivery to date, compared to Interim Housing Statement (IHS) trajectory
 Appendix 3: Five year housing land supply calculations, using the Sedgfield approach

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 importance of maintaining a five year housing land supply is emphasised 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.
- 1.3 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).
- 1.4 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.
- 1.5 Calculating the five year housing land supply for the District entails several steps:
 1. Specification of the correct five year land supply requirement (target).
 2. Assessing current performance against the target.
 3. Identification of specific sites for inclusion within the five year supply of deliverable housing land (extant planning permissions, Local Plan allocations etc).
 4. Setting site specific delivery trajectories, to enable the five year land supply to

be calculated.

5. Setting an updated housing delivery trajectory for the remainder of the current monitoring period (to 31 March 2021).

2.0 Specification of the correct five year land supply requirement (target)

- 2.1 The previous (2013) Annual Monitoring Report (AMR) contained three alternative assessments of the housing land supply:
 - Compared to the adopted CSS (Table 26; **5.83 years**);
 - Compared to the Interim Statement on Housing Requirements in the North Northamptonshire Housing Market Area (the “Interim Housing Statement” (IHS)), approved January 2014, applying a 5% buffer (Table 27; **9.97 years**); or
 - Compared to the IHS, applying a 20% buffer (Table 27; **8.72 years**).
- 2.2 The use of the IHS, representing objectively assessed need (OAN) for housing and, therefore, the basis for calculating the five year housing land supply has been supported by two recent appeal decisions:
 - APP/L2820/A/13/2204628 – Land to the rear of 18 & 20 Glebe Avenue, Broughton, Kettering; and
 - APP/G2815/A/13/2209113 – Land between St Christopher’s Drive and A605 Oundle Bypass, Oundle.
- 2.3 These two appeal cases unequivocally support the use of the IHS as the sole basis for assessing the five year housing land supply. On the basis of the IHS, East Northamptonshire’s basic five year land requirement is **1650 dwellings**; i.e. 330 dwellings per year. It is against this requirement that the five year land supply should be now calculated.

3.0 Assessing current performance against the target (1650 dwellings)

- 3.1 Collation of the latest monitoring data reveals that, as at 1 April 2014, **745** dwellings had been completed (2011-14), against a 10-year IHS target of 3300 dwellings (2011-2021). This leaves a balance of **2555** dwellings to be delivered over the next 7 years; i.e. by 31 March 2021 (77% of the total IHS target).

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

- 4.1 The most recent (2013) AMR incorporates a Housing Site Schedule (Appendix H). This is a site-by-site list of **all** development sites that are expected to come forward by 2021. Officers have updated this and extracted for Members the key information to April 2014 (**Appendix 1**), to reflect the latest planning permissions and other site-specific information regarding the anticipated timescales for delivery.
- 4.2 The following types of site have been included in the latest Housing Site Schedule (Appendix 1) consist of:
 - Extant planning permissions, as at 1 April 2014;
 - Planning applications with a resolution to grant, subject to s106, as at 1 April 2014;
 - Development plan site allocations (1996 Local Plan and/ or Rural North, Oundle and Thrapston Plan (RNOTP));
 - Emergent development plan site allocations (e.g. Land east of Ferrers School, Higham Ferrers; Irthlingborough West)
 - Significant recent consents granted since 1 April 2014;
 - Specific unallocated brownfield sites (e.g. Grenson Shoes Ltd, Queen Street, Rushden; Tower Factory Site, Victoria Street, Irthlingborough).
- 4.3 The deliverable housing land supply also includes an additional 205 dwellings “windfall allowance”. This reflects the continuing delivery of small scale windfall or infill

development sites (average 41 dwellings per year), which will inevitably continue to come forward. The inclusion of this windfall allowance was set out in the Council's submitted evidence for the recent St Christopher's Drive, Oundle Public Inquiry (13/01245/OUT), and was duly accepted by the appeal Inspector.

- 4.4 The 2013 Housing Site Schedule (2013 AMR, Appendix H) was reviewed as part of the submitted evidence for the St Christopher's Drive, Oundle Public Inquiry. This work, which included the addition of significant new deliverable sites to the list of housing sites, has been incorporated into the latest (2014) Housing Site Schedule (Appendix 1). A small number of further additional sites, which have come forward since 1 April 2014, have also been incorporated into the 2014 Housing Site Schedule, including:
- New Brook Farm, Islington, Titchmarsh (Rural exceptions housing scheme) – 11 No dwellings;
 - Avenue Agricultural, Enterprise Road, Raunds – 29 No dwellings.

5.0 Setting site specific trajectories

- 5.1 The issue of setting site specific delivery trajectories was previously considered by the Planning Policy Committee on 21 October 2013. Smaller housing sites (less than 200 dwellings) can generally be regarded as fully deliverable within five years. In the case of larger development sites (greater than 200 dwellings), Members agreed the following standards:
- 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.
- 5.2 Normally, all sites within full planning permission could be expected to deliver 200 dwellings 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.
- 5.3 Appendix 1 sets out the deliverable housing land supply; i.e. housing sites which are anticipated to be included within the five year land supply. The total deliverable supply is calculated as **3675 dwellings**.

6.0 Setting an updated housing delivery trajectory for the remainder of the current monitoring period (to 31 March 2021)

- 6.1 The recent Broughton and Oundle appeal decisions have established the IHS as the new basis for calculating the five year housing land supply. The IHS covers the 2011-21 monitoring period. As such, the 2014 AMR will already be at least three years into that timeframe. An important issue, pertinent to the calculation of the five year deliverable housing land supply, is how any historic delivery shortfall may be addressed.
- 6.2 **Approach to assessing shortfall in delivery against the IHS trajectory** – The IHS sets out an annual delivery requirement of 330 dwellings per year, giving a total outstanding requirement of 2310 dwellings for the monitoring period 1 April 2014 – 31 March 2021. **Appendix 2** enables comparison between the IHS trajectory (330 dwellings per year) and housing completions (actual, 2011-14; projected 2014-15). This identifies **180 dwellings** shortfall as at 1 April 2014 when measured against the IHS trajectory, which has implications for calculating the five year housing land supply.
- 6.3 The IHS trajectory does not take account of any delivery shortfalls during the period 1 April 2011 – 31 March 2014; or any shortfall in the projected number of completions during 2014-15. The National Planning Practice Guide (NPPG) advises that: “Local

planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible” (NPPG, paragraph 035). In practice, application of the NPPG would require the delivery of the 180 dwellings shortfall within the five year housing land supply monitoring period; i.e. increasing the five year supply requirement from 1650 to **1830 dwellings**. This is known as the “Sedgefield approach”, after a recent appeal case, and was subsequently supported by the Broughton and Oundle appeal Inspectors.

- 6.4 **Setting the five year land supply requirement** – Previous AMRs have set the five year supply requirement for one year in advance of the monitoring end date (in this case, 1 April 2014). In other words, Members should note that the five year housing land supply figure should cover the period 1 April 2015 – 31 March 2020. The AMR will also include a forecast delivery figure for the period 1 April 2014 – 31 March 2015, although for the purposes of calculating the five year land supply the 2014-15 projected figure is deemed to constitute “completions”. The IHS trajectory sets a five year land supply target of **1830 dwellings** (1650 + 180) for 1 April 2015 – 31 March 2020.
- 6.5 **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**. **Persistent** under delivery is not defined by the NPPF/ NPPG, given that this: *“may vary from place to place and, therefore, there can be no universally applicable test or definition of the term”* (NPPG, paragraph 035).
- 6.6 Members should note that the 2013 AMR was prepared on the basis 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 IHS annual requirement (330 dwellings) during each of the past six years. The 2013-14 monitoring period has shown a significant recovery; housing completions (**313 dwellings**) having risen to their highest level since the 2008-09 economic collapse and it is anticipated, on the basis of started development schemes, that 395 dwellings will be delivered during the 2014-15 monitoring period (appendices 1 and 2).
- 6.7 Nevertheless, housing completions since 2008 have (continuously) fallen below the IHS OAN requirement (330 dwellings per year); i.e. continuously for the previous six years. On this basis, it may be pertinent to assume “persistent under delivery”; therefore requiring the five year housing and supply to be measured against a **20% buffer**. In this scenario, the five year requirement would equate to **2196 dwellings** (1830 + 366).

7.0 Conclusion – the five year housing land supply, calculated for the district

7.1 This report explains the process which must be undertaken in calculating the five year housing land requirement. The five year housing land supply has been calculated on the basis of the following assumptions:

1. The Interim Housing Statement (IHS) represents the most up to date and robust assessment of East Northamptonshire's objectively assessed need (OAN) for housing and, therefore, the basis for calculating the five year housing land supply. This assertion has been borne out by the recent Broughton and Oundle appeal cases.
2. The total deliverable supply equates to **3675 dwellings** (appendices 1 and 3).
3. Assessment of delivery rates during the 2011-15 monitoring period has identified a shortfall of 180 dwellings against the IHS requirement for the same period, which ought to be made up within the next five years (i.e. by 2020). This would entail a five year land supply requirement of **1830 dwellings**.
4. The NPPF and NPPG also require the application of a 5% or 20% buffer. Given that housing completions have fallen below the annual OAN (330 dwellings) for each of the past six years it would be pertinent to assume a "worst case scenario" (i.e. "persistent under delivery"), and therefore the need to apply a 20% buffer. The five year land supply requirement would then equate to **2196 dwellings**.

7.2 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 that do not, as yet, have extant planning permissions); to the foot of the Schedule.

7.3 **Appendix 3** sets out the five year land supply calculation. This assumes a deliverable housing land supply of 3675 dwellings, compared to a five year land supply requirement of 2196 dwellings; i.e. **8.37 years** ($3675/2196 \times 5$).

8.0 Equality and Diversity Implications

8.1 There are no equality and diversity implications arising from the proposals.

9.0 Legal Implications

9.1 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.

10.0 Risk Management

10.1 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.

10.2 The IHS has been found to be a robust basis for calculating the five year housing land supply through the recent Broughton and Oundle appeal cases. While the Council is comfortably able to demonstrate well in excess of a deliverable five year land supply (currently well in excess of 8 years), it is likely that this will continue to be challenged through the submission of speculative planning applications

11.0 Resource and Financial Implications

11.1 There are no resource or financial implications arising from the proposals.

12.0 Constitutional Implications

12.1 There are no constitutional implications arising from the proposals.

13.0 Corporate Outcomes

13.1 The relevant Corporate Outcomes are:

- Good Quality of Life – sustainable development, strong communities and high quality built environment
- Effective Partnership Working – effective joint working with Neighbourhood Planning bodies
- Effective Management – ensuring a continuous and sufficient deliverable housing land supply to meet local (district-level) housing needs.

14.0 Recommendation

14.1 The Committee is recommended to

- (1) Note the five year housing land supply calculations against the Interim Housing Statement: **8.37 years**, applying the “Sedgefield approach” with a 20% buffer.
- (2) Endorse the schedule of sites and phasing assumptions used in the calculation of the five year housing land supply figure for inclusion in the 2014 Annual Monitoring Report (Appendix 1). Members are invited to identify any other sites for consideration.

(Reason – To provide a robust housing land supply position on which to base planning decisions)

Legal	Power: Planning and Compulsory Purchase Act 2004 Localism Act 2011				
	Other considerations: None				
Background Papers:	2013 Annual Monitoring Report Interim Statement on Housing Requirements in the North Northamptonshire Housing Market Area (the “Interim Housing Statement” (IHS)), approved January 2014 Planning Policy Committee, 21 October 2013 (Agenda Item 6); Appeal decision: APP/L2820/A/13/2204628 – Land to the rear of 18 & 20 Glebe Avenue, Broughton, Kettering Appeal decision: APP/G2815/A/13/2209113 – Land Between St Christopher’s Drive and A605 Oundle Bypass, Oundle				
Person Originating Report:	Michael Burton, Senior Planning Policy Officer ☎ 01832 742221 ✉ mburton@east-northamptonshire.gov.uk				
Date: 01 December 2014					
CFO		MO		CX	

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

Settlement	Plan Area	Settlement Type (Urban/Rural)	Site Name	Site Area (Gross ha)	No of dwellings with permission (net, from 1st April 2014)	Planning Application Reference	PDL?	Type	14	15	16	17	18	19	20	5 Year Supply Totals 2015-20
									2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	
Aldwincle	RNOTP	Rural	Builders Yard, Wadenhoe Road,	0.050	1	11/00866/FUL	Y	GRANTED		1						1
Aldwincle	RNOTP	Rural	14, Lowick Lane	0.280	2	13/00135/OUT	N	GRANTED			2					2
Aldwincle	RNOTP	Rural	30 Main Street	0.070	1	13/01042/FUL	Y	STARTED	1							0
Apethorpe	RNOTP	Rural	Apethorpe Hall, Hunting Way	18.385	1	04/01560/FUL	Y	STARTED	1							0
Ashton	RNOTP	Rural	The Mansion, Ashton Wold	0.840	8	11/01846/FUL	Y	GRANTED		4	4					8
Ashton	RNOTP	Rural	The Water Tower, Ashton Wold	0.880	1	13/00110/FUL	Y	STARTED	1							0
Ashton	RNOTP	Rural	Chapel Farm Buildings, The Green	0.710	9	13/00879/FUL	Y	GRANTED		5	4					9
Ashton	RNOTP	Rural	Walled Kitchen Garden, Ashton Wold	0.170	5	13/02124/VAR	Y	GRANTED		5						5
Ashton	RNOTP	Rural	Walled Kitchen Garden, Ashton Wold	0.170	5	13/02127/VAR	Y	GRANTED		5						5
Upper Benefield	RNOTP	Rural	Yokehill Farm, Weldon Road	0.580	1	13/00362/FUL	Y	GRANTED		1						1
Upper Benefield	RNOTP	Rural	Land Ajaent The Wheatsheaf Coaching Inn, Main Street	0.040	1	13/00507/FUL	Y	GRANTED		1						1
Upper Benefield	RNOTP	Rural	Lammas Farm, Main Street	0.120	5	13/00926/FUL	Y	GRANTED		5						5
Brigstock	RNOTP	Rural	Allotment Gardens, Newtown	0.210	4	11/01347/OUT	N	GRANTED			2	2				4
Brigstock	RNOTP	Rural	43, High Street	0.300	8	12/01862/FUL	Y	GRANTED		4	4					8
Brigstock	RNOTP	Rural	Garage Block Adjacent 23, Barnards Way	0.040	1	13/01331/REM	Y	GRANTED		1						1
Brigstock	RNOTP	Rural	Pumping Station Site Rear Of 16, Stanion Road	0.110	1	14/00006/FUL	Y	GRANTED		1						1
Bulwick	RNOTP	Rural	Bulwick Lodge, Southwick Road	0.075	1	06/00580/FUL	N	STARTED	1							0
Chelveston	FTP	Rural	Garage Block Accessed Between 11 And 12, Hillside	0.076	1	10/00820/OUT	Y	GRANTED			1					1
Chelveston	FTP	Rural	Barns North Of Wateryard Spinney, Water Lane	0.220	1	11/00488/FUL	N	STARTED	1							0
Chelveston	FTP	Rural	1, Kimbolton Road	0.080	1	12/00861/OUT	N	GRANTED			1					1
Chelveston	FTP	Rural	Duchy Farm Buildings, Bidwell Lane, Caldecott	1.000	3	12/01431/FUL	N	STARTED	1	2						2
Chelveston	FTP	Rural	Haleworth, Caldecott	0.070	1	13/01534/OUT	N	GRANTED			1					1
Clopton	RNOTP	Rural	Motel Block The Red Lion Inn, Main Street	0.300	3	12/00070/OUT	Y	GRANTED			2	1				3
Clopton	RNOTP	Rural	18, Main Street	0.026	1	12/00714/FUL	N	GRANTED	1							0
Clopton	RNOTP	Rural	Red Lion Lodge, Main Street	0.030	1	13/00682/FUL	Y	STARTED	1							0
Collyweston	RNOTP	Rural	The White House And Collyweston Garage, 95 Main Road	0.264	8	11/00052/FUL	Y	STARTED	4	4						4
Collyweston	RNOTP	Rural	91, Main Road	0.070	3	11/01208/RWL	N	GRANTED	2	1						1

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

Denford	RNOTP	Rural	Kingswood, School Lane	0.450	1	11/00518/FUL	N	STARTED	1							0
Denford	RNOTP	Rural	Manor Farm Cottage, Ringstead Road Kettering	0.065	1	12/00400/FUL	N	GRANTED		1						1
Denford	RNOTP	Rural	Land South Of The Hollies, Pegs Lane	0.220	1	12/00553/VAR	N	STARTED	1							0
Denford	RNOTP	Rural	Land Rear Of Glebe House, Meadow Lane	0.040	1	13/00670/FUL	Y	GRANTED		1						1
Duddington	RNOTP	Rural	Barns North Of Home Farm, High Street	0.230	2	11/00717/FUL	N	GRANTED		2						2
Easton on the Hill	RNOTP	Rural	Land Rear Of 28 30 And 32, Western Avenue	0.360	8	10/01183/OUT	N	GRANTED			4	4				8
Easton on the Hill	RNOTP	Rural	The Oak Inn, 48 Stamford Road	0.140	3	13/00900/FUL	Y	STARTED	3							0
Easton on the Hill	RNOTP	Rural	52, Stamford Road	0.030	1	13/01340/VAR	N	STARTED	1							0
Easton on the Hill	RNOTP	Rural	52, Westfields	0.040	1	13/01784/FUL	N	GRANTED		1						1
Easton on the Hill	RNOTP	Rural	25, High Street	0.000	1	14/00077/FUL	Y	GRANTED		1						1
Glaphorn	RNOTP	Rural	Church Farm, Main Street	0.117	1	10/00323/FUL	N	STARTED	1							0
Great Addington	FTP	Rural	Rectory Farm Buildings, Cranford Road	0.150	2	13/00066/FUL	N	GRANTED		2						2
Hargrave	FTP	Rural	1, Nags Head Lane	0.061	1	12/00481/REM	N	GRANTED		1						1
Harringworth	FTP	Rural	Westbrook, Gretton Road	0.200	2	11/00611/FUL	Y	STARTED	1							0
Harringworth	FTP	Rural	Land Adjacent 10, Wakerley Road	0.056	1	11/00668/FUL	N	GRANTED		1						1
Hemington	RNOTP	Rural	Land Adjacent Walters Coppice, Main Street	0.100	2	09/01313/FUL	N	STARTED	2							0
Higham Ferrers	FTP	Urban	Land at Wharf Road Allotment Site, Wharf Road	4.700	166	07/00062/OUT	N	GRANTED			30	50	50	36		166
Higham Ferrers	FTP	Urban	4, Stanwick Road	0.092	2	09/00006/FUL	N	STARTED	2							0
Higham Ferrers	FTP	Urban	Factory, Spring Gardens	0.150	9	10/02127/FUL	Y	STARTED	4	5						5
Higham Ferrers	FTP	Urban	1, Elizabeth Way	0.042	1	11/01008/RWL	N	GRANTED		1						1
Higham Ferrers	FTP	Urban	3B, College Street	0.025	1	12/01171/FUL	Y	GRANTED		1						1
Higham Ferrers	FTP	Urban	Land Adjacent 93, Kimbolton Road	0.133	1	12/02018/REM	N	STARTED	1							0
Higham Ferrers	FTP	Urban	22, High Street	0.030	1	13/00736/FUL	Y	GRANTED		1						1
Higham Ferrers	FTP	Urban	Land Between A6 Higham Ferrers Bypass And A5028, Station Road	3.510	88	13/01072/REM	N	GRANTED		30	40	18				88
Irthlingborough	FTP	Urban	Whitworths Site, Wellingborough Road	9.070	258	07/01881/FUL	Y	GRANTED				50	55	55	55	160
Irthlingborough	FTP	Urban	130, Finedon Road	0.093	2	10/01883/FUL	N	STARTED	1							0
Irthlingborough	FTP	Urban	39, Finedon Road	0.031	1	11/00140/RWL	Y	STARTED	1							0
Irthlingborough	FTP	Urban	2, Victoria Street	0.006	1	11/01083/VAR	Y	STARTED	1							0
Irthlingborough	FTP	Urban	Former Factory Site, Finedon Road	4.600	138	11/01350/FUL	Y	STARTED	26							0
Irthlingborough	FTP	Urban	Site Of 97 And 99, College Street	0.084	9	12/00309/RWL	Y	GRANTED		3	4					7
Irthlingborough	FTP	Urban	13 - 19, High Street	0.054	5	12/00698/FUL	Y	GRANTED		5						5
Irthlingborough	FTP	Urban	4, Baker Street NN9 5PR	0.040	1	12/01497/FUL	N	GRANTED		1						1

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

Irthlingborough	FTP	Urban	Laundry Site 259, Addington Road	1.180	57	12/01557/FUL	Y	STARTED	28							0
Irthlingborough	FTP	Urban	88, Finedon Road	0.024	1	12/01772/FUL	Y	GRANTED		1						1
Irthlingborough	FTP	Urban	Rear Of Green Close, Wellingborough Road	3.490	60	13/00077/OUT	N	GRANTED			30	30				60
Irthlingborough	FTP	Urban	44 Manton Road	0.020	1	13/00719/RWL	N	GRANTED		1						1
Irthlingborough	FTP	Urban	22, High Street	0.060	3	13/01540/FUL	Y	GRANTED		3						3
Irthlingborough	FTP	Urban	Land Adjacent 104, Ebbw Vale Road	0.060	2	13/01661/FUL	N	GRANTED		2						2
Irthlingborough	FTP	Urban	54, Addington Road	0.020	1	13/01815/FUL	Y	STARTED	1							0
Irthlingborough	FTP	Urban	51, Victoria Street	0.160	11	13/01822/FUL	Y	GRANTED		5	6					11
Irthlingborough	FTP	Urban	120A, Addington Road	0.070	1	13/01891/FUL	Y	GRANTED		1						1
Irthlingborough	FTP	Urban	11-13, Langley Crescent	0.050	3	13/02017/FUL	Y	GRANTED		1						1
Irthlingborough	FTP	Urban	Land Adjacent 264, Addington Road	0.050	4	13/02030/FUL	Y	GRANTED		4						4
Islip	RNOTP	Rural	Rectory Farm Buildings, School Lane	0.210	2	10/01657/FUL	Y	STARTED	2							0
Islip	RNOTP	Rural	11 Rushmere Close	0.140	1	13/00195/FUL	N	STARTED	1							0
Islip	RNOTP	Rural	The Stable Practice, Chapel Hills	0.050	1	13/00402/FUL	Y	GRANTED		1						1
Islip	RNOTP	Rural	Garage Block Between 21 And 23, Drayton Close	0.050	1	13/01342/FUL	Y	GRANTED		1						1
Islip	RNOTP	Rural	Garage Block Rear Of 37 - 41, Nene View	0.090	2	13/01422/FUL	Y	GRANTED		2						2
Islip	RNOTP	Rural	Garage Block Rear Of 19 - 21, Nene View	0.040	1	13/01425/FUL	Y	GRANTED		1						1
Kings Cliffe	RNOTP	Rural	Land Between Willow Lane And Fineshade Close, Wood Road	5.300	145	10/01277/REM	N	STARTED	30	31						31
Kings Cliffe	RNOTP	Rural	55 West Street	0.190	1	13/00237/FUL	Y	GRANTED		1						1
Kings Cliffe	RNOTP	Rural	31, West Street	0.130	1	13/00660/FUL	Y	GRANTED		1						1
Kings Cliffe	RNOTP	Rural	100, Wood Road	0.040	1	13/00812/FUL	N	GRANTED		1						1
Kings Cliffe	RNOTP	Rural	31, West Street	0.430	2	13/01523/FUL	Y	STARTED	2							0
Laxton	RNOTP	Rural	Workshop, The Cottage	0.242	1	08/01061/FUL	Y	STARTED	1							0
Lowick	RNOTP	Rural	Drayton Cottage Drayton Park, Main Street	0.174	2	10/01489/FUL	Y	GRANTED		2						2
Nassington	RNOTP	Rural	Walnut Farm, Mill Road,	0.930	1	13/00594/FUL	N	GRANTED		1						1
Nassington	RNOTP	Rural	Garage Block Rear Of 20, Eastfield Crescent	0.060	2	13/01393/REM	Y	GRANTED		2						2
Nassington	RNOTP	Rural	30, Woodnewton Road	0.090	1	13/01718/FUL	Y	STARTED	1							0
Nassington	RNOTP	Rural	61, Church Street	0.073	1	14/00063/FUL	N	GRANTED		1						1
Nassington	RNOTP	Rural	New Sulehay Lodge, Apethorpe Road	0.350	1	14/00100/FUL	Y	GRANTED		1						1
Oundle	RNOTP	Urban	69, Benefield Road	0.130	1	08/00276/FUL	N	STARTED	1							0
Oundle	RNOTP	Urban	Land End Of Creed Road, Creed Road	4.090	87	09/00611/FUL	N	STARTED	30	30	27					57
Oundle	RNOTP	Urban	112, Glaphorn Road	0.167	1	10/01538/FUL	N	STARTED	1							0
Oundle	RNOTP	Urban	16, Benefield Road	0.030	1	12/01086/FUL	Y	STARTED	1							0

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

Oundle	RNOTP	Urban	131, Glapthorn Road	0.088	1	12/01238/FUL	N	GRANTED		1						1
Oundle	RNOTP	Urban	Oundle School Playing Field, Glapthorn Road	2.510	62	12/01368/FUL	N	GRANTED			20	42				62
Oundle	RNOTP	Urban	Lamorna 11, Glapthorn Road	0.060	1	13/00054/FUL	Y	GRANTED		1						1
Oundle	RNOTP	Urban	137 Glapthorn Road	0.130	1	13/00102/FUL	N	GRANTED		1						1
Oundle	RNOTP	Urban	The Auction House, South Road	0.220	5	13/00300/REM	Y	STARTED	5							0
Oundle	RNOTP	Urban	1 Gallery Lane	0.100	1	13/00755/FUL	Y	STARTED	1							0
Oundle	RNOTP	Urban	123, Glapthorn Road	0.130	1	13/01160/FUL	N	GRANTED		1						1
Oundle	RNOTP	Urban	Land Adjacent 16 And 20, New Road	0.080	1	13/01217/FUL	Y	STARTED	1							0
Oundle	RNOTP	Urban	Lamorna 11, Glapthorn Road	0.060	1	13/01284/FUL	Y	GRANTED		1						1
Oundle	RNOTP	Urban	Mason House, Glapthorn Road	0.060	1	13/01668/FUL	Y	STARTED	1							0
Oundle	RNOTP	Urban	Drill Hall House 1A, Benefield Road	0.080	8	13/01707/FUL	Y	STARTED	8							0
Oundle	RNOTP	Urban	62, Glapthorn Road	0.030	1	13/01871/FUL	N	GRANTED		1						1
Oundle	RNOTP	Urban	Land Between The Ship Inn And 90, South Road	0.040	1	14/00081/FUL	N	GRANTED		1						1
Raunds	FTP	Urban	45, Brook Street	0.180	1	08/01368/FUL	N	STARTED	1							0
Raunds	FTP	Urban	Peverels 42, Grove Street	0.027	1	09/01214/FUL	Y	STARTED	1							0
Raunds	FTP	Urban	Land Adjacent 9, Park Road	0.048	1	10/01793/RWL	N	GRANTED		1						1
Raunds	FTP	Urban	47, Holmes Avenue	0.069	2	10/01969/FUL	N	GRANTED		2						2
Raunds	FTP	Urban	17, Chelveston Road	0.188	1	11/00012/FUL	N	STARTED	1							0
Raunds	FTP	Urban	2, Primrose Hill	0.121	3	11/00557/RWL	Y	GRANTED		3						3
Raunds	FTP	Urban	45, Brook Street	0.478	4	11/00573/FUL	N	STARTED	2	2						2
Raunds	FTP	Urban	45, Brook Street	0.130	3	11/00584/REM	N	STARTED	3							0
Raunds	FTP	Urban	Annexe Brook Farm, Brooks Road	0.125	1	11/02008/FUL	Y	GRANTED		1						1
Raunds	FTP	Urban	First Floor And Second Floor 57, Brook Street,	0.010	2	12/00086/FUL	Y	GRANTED		2						2
Raunds	FTP	Urban	25, Hill Street	0.040	2	12/00177/RWL	N	STARTED	2							0
Raunds	FTP	Urban	Grombold Lodge1A, Chelveston Road	0.050	1	12/00221/RWL	Y	GRANTED		1						1
Raunds	FTP	Urban	Land North Of Raunds Fronting, Brick Kiln Road North Street Brooks Road And Midland Road	16.100	310	12/01889/VAR	N	GRANTED			45	55	55	55	50	210
Raunds	FTP	Urban	9, North Street	0.190	7	12/02017/RWL	Y	GRANTED		3	4					7
Raunds	FTP	Urban	12D, Rotton Row	0.050	1	13/00268/FUL	Y	STARTED	1							0
Raunds	FTP	Urban	22 Rotton Row	0.160	2	13/00289/OUT	N	GRANTED			2					2
Raunds	FTP	Urban	The Willows House, Brooks Road	0.210	2	13/00409/OUT	N	GRANTED			2					2
Raunds	FTP	Urban	Land Adjacent 25, Hill Street	0.030	3	13/00515/FUL	N	GRANTED		3						3
Raunds	FTP	Urban	11 Brook Street	0.030	3	13/00771/FUL	Y	GRANTED		3						3
Raunds	FTP	Urban	6, Hollington Road	0.015	1	13/01061/FUL	Y	STARTED	1							0
Raunds	FTP	Urban	17, Chelveston Road	0.000	1	13/01100/VAR	N	GRANTED		1						1
Raunds	FTP	Urban	Former RPC Site, Grove Street	1.900	58	13/01149/REM	Y	GRANTED		20	38					58
Raunds	FTP	Urban	1 Park Street	0.030	1	13/01479/FUL	N	STARTED	1							0

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

Raunds	FTP	Urban	White Gables, Brooks Road	0.250	1	13/01575/FUL	Y	STARTED	1							0
Raunds	FTP	Urban	Darsdale Farm, Chelveston Road	17.360	381	13/01604/REM	N	GRANTED		40	60	60	60	60	60	280
Raunds	FTP	Urban	17, Chelveston Road	0.081	1	13/01620/FUL	N	GRANTED		1						1
Ringstead	RNOTP	Rural	21, Denford Road	0.091	2	10/00234/FUL	Y	GRANTED		2						2
Ringstead	RNOTP	Rural	1, Spencer Street	0.096	7	11/00053/RWL	Y	GRANTED		3	4					7
Ringstead	RNOTP	Rural	Land Opposite 5, Spencer Street	0.033	1	11/00512/OUT	N	GRANTED		1						1
Ringstead	RNOTP	Rural	West End Land North Of, Brick Kiln Road	16.310	230	11/01747/OUT	N	GRANTED			40	50	50	50	40	190
Ringstead	RNOTP	Rural	21, Denford Road	0.090	1	12/01162/FUL	N	GRANTED		1						1
Ringstead	RNOTP	Rural	1, Chapel Street	0.010	1	13/00902/FUL	N	GRANTED		1						1
Ringstead	RNOTP	Rural	The New Inn 1, High Street	0.090	5	13/01409/FUL	Y	GRANTED		2	3					5
Ringstead	RNOTP	Rural	Ringstead Business Centre 1 - 3, Spencer Street	0.040	1	13/02117/FUL	Y	GRANTED		1						1
Rushden	FTP	Urban	Land off, Windsor Road	5.980	200	01/00805/REM	N	STARTED	30	40	48					88
Rushden	FTP	Urban	Full Gospel Church 69, Wellingborough Road	0.038	1	02/00007/FUL	Y	STARTED	1							0
Rushden	FTP	Urban	Engineering Premises, Shirley Road	0.114	14	03/01551/FUL	Y	STARTED	7	7						7
Rushden	FTP	Urban	131, High Street	0.040	4	08/00183/FUL	Y	STARTED	4							0
Rushden	FTP	Urban	Land Off, Windsor Road	5.250	205	08/01754/REM	N	STARTED	50	17						17
Rushden	FTP	Urban	74, Washbrook Road	0.019	1	09/00292/REM	N	STARTED	1							0
Rushden	FTP	Urban	Land Between 191 And 199, St Margarets Avenue	0.060	1	09/01914/FUL	Y	STARTED	1							0
Rushden	FTP	Urban	116, Irchester Road	0.100	1	10/00904/FUL	N	STARTED	1							0
Rushden	FTP	Urban	Avenue Agricultural, Park Road	0.152	19	10/00970/FUL	Y	GRANTED						10	9	10
Rushden	FTP	Urban	Barclays Bank Chambers, College Street	0.013	2	10/01373/FUL	Y	GRANTED		2						2
Rushden	FTP	Urban	Land between 36 - 38, Melloway Road	0.038	1	10/02009/OUT	N	GRANTED			1					1
Rushden	FTP	Urban	1 The Cloisters, Rectory Road	0.160	1	11/00266/FUL	Y	GRANTED		1						1
Rushden	FTP	Urban	26, Prospect Avenue	0.113	2	11/00341/FUL	Y	STARTED	2							0
Rushden	FTP	Urban	39, St Marys Avenue	0.088	1	11/00493/FUL	N	STARTED	1							0
Rushden	FTP	Urban	9, Little Street	0.033	1	11/00688/RWL	Y	STARTED	1							0
Rushden	FTP	Urban	Garages Between 16 And 18, Tennyson Road	0.065	1	11/00721/OUT	Y	GRANTED			1					1
Rushden	FTP	Urban	66, Harborough Road	0.140	14	11/00821/RWL	Y	GRANTED		7	7					14
Rushden	FTP	Urban	121A, High Street	0.010	1	11/01019/FUL	Y	STARTED		1						1
Rushden	FTP	Urban	Land Adjacent To The Croft, Alexandra Road	0.200	4	11/01871/OUT	N	GRANTED			2	2				4
Rushden	FTP	Urban	Land Rear Of 87, Robinson Road	0.020	1	12/00047/FUL	N	STARTED	1							0
Rushden	FTP	Urban	135, Wellingborough Road	0.012	1	12/00307/FUL	Y	GRANTED		1						1
Rushden	FTP	Urban	Leigh House, Portland Road	0.068	5	12/00414/VAR	Y	GRANTED		5						5
Rushden	FTP	Urban	79, Avenue Road	0.070	1	13/00570/REM	N	GRANTED		1						1
Rushden	FTP	Urban	Open Space Adjacent To 5, Walmer Close	0.060	1	12/00757/FUL	N	GRANTED		1						1

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

Rushden	FTP	Urban	48, High Street South	0.048	5	12/00790/RWL	Y	GRANTED		5						5
Rushden	FTP	Urban	Oak Lea 252, Newton Road	0.097	1	12/01261/OUT	N	GRANTED			1					1
Rushden	FTP	Urban	112, Irchester Road	0.370	4	12/01281/OUT	N	GRANTED		4						4
Rushden	FTP	Urban	65, Sartoris Road	0.043	4	12/01480/FUL	Y	GRANTED		4						4
Rushden	FTP	Urban	Epic House, Rectory Road And Victoria Road	0.076	8	12/01518/FUL	Y	STARTED	8							0
Rushden	FTP	Urban	283 Wellingborough Road	0.040	1	13/00244/OUT	N	GRANTED			1					1
Rushden	FTP	Urban	67 Victoria Road	0.210	4	13/00302/RWL	N	STARTED	4							0
Rushden	FTP	Urban	127 Queen Street	0.040	2	13/00315/FUL	Y	GRANTED		2						2
Rushden	FTP	Urban	88A To 116, High Street South	0.040	2	13/00347/FUL	Y	GRANTED		2						2
Rushden	FTP	Urban	79, Avenue Road	0.090	1	13/00571/REM	N	STARTED		1						1
Rushden	FTP	Urban	283, Newton Road	0.080	1	13/00751/FUL	N	GRANTED		1						1
Rushden	FTP	Urban	166 Avenue Road Rushden Northamptonshire NN10 0SW	0.000	1	13/00987/RWL	N	GRANTED		1						1
Rushden	FTP	Urban	Playground, Harborough Way	0.250	8	13/01049/FUL	N	GRANTED		4	4					8
Rushden	FTP	Urban	Land To Rear Of Doctors Surgery, Barrington Road	3.090	110	13/01258/FUL	N	GRANTED	20	30	30	30				90
Rushden	FTP	Urban	Garages Adjacent 31, Headingley Road	0.050	3	13/01338/FUL	Y	STARTED	3							0
Rushden	FTP	Urban	Land To The North And 41, Keats Way	0.490	17	13/01395/FUL	N	GRANTED		5	12					17
Rushden	FTP	Urban	1 - 3, Manton Road	0.080	8	13/01444/FUL	Y	STARTED	4	4						4
Rushden	FTP	Urban	Land South Of, Goulsbra Road	3.090	73	13/01517/REM	N	STARTED	40	33						33
Rushden	FTP	Urban	High Beech 8, Hayway	0.380	4	13/01585/FUL	Y	GRANTED		2	2					4
Rushden	FTP	Urban	Land To Rear Of 264, Wellingborough Road, Chestnut Close	0.200	5	13/01612/REM	N	GRANTED		2	3					5
Rushden	FTP	Urban	Garages Adjacent 21A, Albion Place	0.020	1	13/01614/FUL	Y	GRANTED		1						1
Rushden	FTP	Urban	Rushden Hospital, The Drive	3.220	96	13/01644/REM	Y	GRANTED		35	35	26				96
Rushden	FTP	Urban	Rushden Hospital, The Drive	0.300	3	13/01647/REM	Y	GRANTED		3						3
Rushden	FTP	Urban	Rushden Hospital, The Drive	0.300	26	10/01017/OUT	Y	GRANTED					26			26
Rushden	FTP	Urban	70, Harborough Road	0.014	1	13/01873/FUL	Y	GRANTED		1						1
Rushden	FTP	Urban	55, Avenue Road	0.140	1	13/01892/FUL	Y	GRANTED		1						1
Rushden	FTP	Urban	124, Wellingborough Road	0.030	1	13/01895/FUL	Y	STARTED	1							0
Rushden	FTP	Urban	252 Newton Road	0.130	1	14/00120/FUL	N	STARTED	1							0
Rushden	FTP	Urban	80 Higham Road	0.040	1	14/00172/FUL	Y	GRANTED		1						1
Southwick	RNOTP	Rural	Park Cottage, Main Street	0.116	1	12/01248/FUL	N	STARTED	1							0
Stanwick	FTP	Rural	Kiriandra Kennels, Raunds Road	0.430	1	11/01390/FUL	Y	GRANTED		1						1
Stanwick	FTP	Rural	Land Rear Of 31, Grange Road	0.176	1	12/01184/REM	N	STARTED	1							0
Stanwick	FTP	Rural	49 East Street	0.120	1	13/00133/FUL	N	GRANTED		1						1
Stanwick	FTP	Rural	Hall Farm Buildings, Higham Road	0.080	1	13/00568/FUL	N	GRANTED		1						1
Stanwick	FTP	Rural	29, Grange Road	0.180	1	13/01230/FUL	N	GRANTED		1						1

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

Stoke Doyle	RNOTP	Rural	How Hill Farm, Oundle Road	0.960	5	13/00966/FUL	N	GRANTED		2	3					5
Sudborough	RNOTP	Rural	Riding Stables Manor Yard, Main Street	0.566	3	10/01376/FUL	Y	STARTED	3							0
Tansor	RNOTP	Rural	Tansor Grange Barns, Tansor Wold Road	0.160	5	13/01076/VAR	Y	GRANTED		5						5
Thorpe Waterville	RNOTP	Rural	Corner Cottage, Achurch Road	0.180	2	07/02185/FUL	Y	STARTED	2							0
Thrapston	RNOTP	Urban	32B, Midland Road	0.029	1	10/02017/FUL	Y	GRANTED		1						1
Thrapston	RNOTP	Urban	83A, Midland Road	0.080	1	12/00018/RWL	N	GRANTED		1						1
Thrapston	RNOTP	Urban	Old Station House, Midland Road	3.970	156	12/01741/FUL	Mixed	GRANTED		40	40	40	36			156
Thrapston	RNOTP	Urban	Springfield Farm, Oundle Road	0.380	5	12/01800/FUL	N	GRANTED		5						5
Thrapston	RNOTP	Urban	Garage Block End Of, Grebe Close	0.070	4	13/01389/FUL	Y	STARTED	4							0
Thrapston	RNOTP	Urban	Land Adjacent 46, Oakleas Rise	0.070	1	13/01760/FUL	N	GRANTED		1						1
Thrapston	RNOTP	Urban	Land South Of Mill Marina, Midland Road	0.350	4	13/02185/FUL	N	GRANTED			4					4
Thrapston	RNOTP	Urban	Land South Of Mill Marina, Midland Road	0.220	4	13/02186/FUL	N	GRANTED			4					4
Thrapston	RNOTP	Urban	The Kings Arms, High Street	0.134	7	97/00773/FUL	Y	STARTED					4			4
Thurning	RNOTP	Rural	Thurning Lodge, Winwick Road	0.360	1	10/00948/RWL	Y	STARTED	1							0
Titchmarsh	RNOTP	Rural	1, Manor Farm Court	0.140	6	10/00468/RWL	N	GRANTED		3	3					6
Titchmarsh	RNOTP	Rural	4, St Andrews Close	0.053	1	11/01845/FUL	N	GRANTED		1						1
Titchmarsh	RNOTP	Rural	Land Off, Polopit	0.160	1	11/02050/FUL	N	STARTED	1							0
Titchmarsh	RNOTP	Rural	29, St Andrews Lane	0.196	1	12/00098/VAR	Y	GRANTED		1						1
Titchmarsh	RNOTP	Rural	37, Polopit	0.096	1	13/00003/FUL	Y	GRANTED		1						1
Titchmarsh	RNOTP	Rural	17, St Andrews Lane	0.100	1	13/00905/FUL	N	GRANTED		1						1
Wadenhoe	RNOTP	Rural	Estate Office, Pilton Road	0.020	1	12/00093/FUL	Y	GRANTED		1						1
Warmington	RNOTP	Rural	Warmington Social Club 18 - 20, Chapel Street	0.330	8	11/01087/FUL	Y	GRANTED		4	4					8
Warmington	RNOTP	Rural	Land Adjacent 16, Stamford Lane	0.890	25	11/01152/FUL	N	STARTED	2							0
Warmington	RNOTP	Rural	13, Big Green	0.180	3	12/01126/REM	N	GRANTED		3						3
Warmington	RNOTP	Rural	Warmington Post Office 5, Hautboy Lane	0.005	1	12/01335/FUL	Y	GRANTED		1						1
Warmington	RNOTP	Rural	Little Orchard, Peterborough Road	0.050	1	13/00004/FUL	N	GRANTED		1						1
Warmington	RNOTP	Rural	13 Big Green	0.270	2	13/00226/REM	N	GRANTED		2						2
Warmington	RNOTP	Rural	The Red Lion, Peterborough Road	0.050	1	13/00257/OUT	N	GRANTED			1					1
Warmington	RNOTP	Rural	13, Big Green	0.170	2	13/01611/FUL	Y	STARTED	2							0
Woodford	FTP	Rural	11, Church Street	0.050	1	08/02290/REM	Y	STARTED	1							0
Woodford	FTP	Rural	2, Rectory Lane	0.046	1	10/01430/REM	N	STARTED	1							0
Woodford	FTP	Rural	16, Whittlesea Terrace	0.062	1	11/01050/FUL	N	STARTED	1							0
Woodford	FTP	Rural	1, Club Lane	0.075	2	11/01483/FUL	Y	GRANTED		2						2
Woodford	FTP	Rural	3A, De Capel Close	0.058	1	12/00198/RWL	N	GRANTED		1						1
Woodford	FTP	Rural	Land adjacent 7, Club Lane	0.044	1	99/00762/VAR	N	STARTED	1							0
Woodnewton	RNOTP	Rural	Land Adjacent The Manor House, Main Street	0.038	1	09/02024/FUL	N	GRANTED		1						1

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

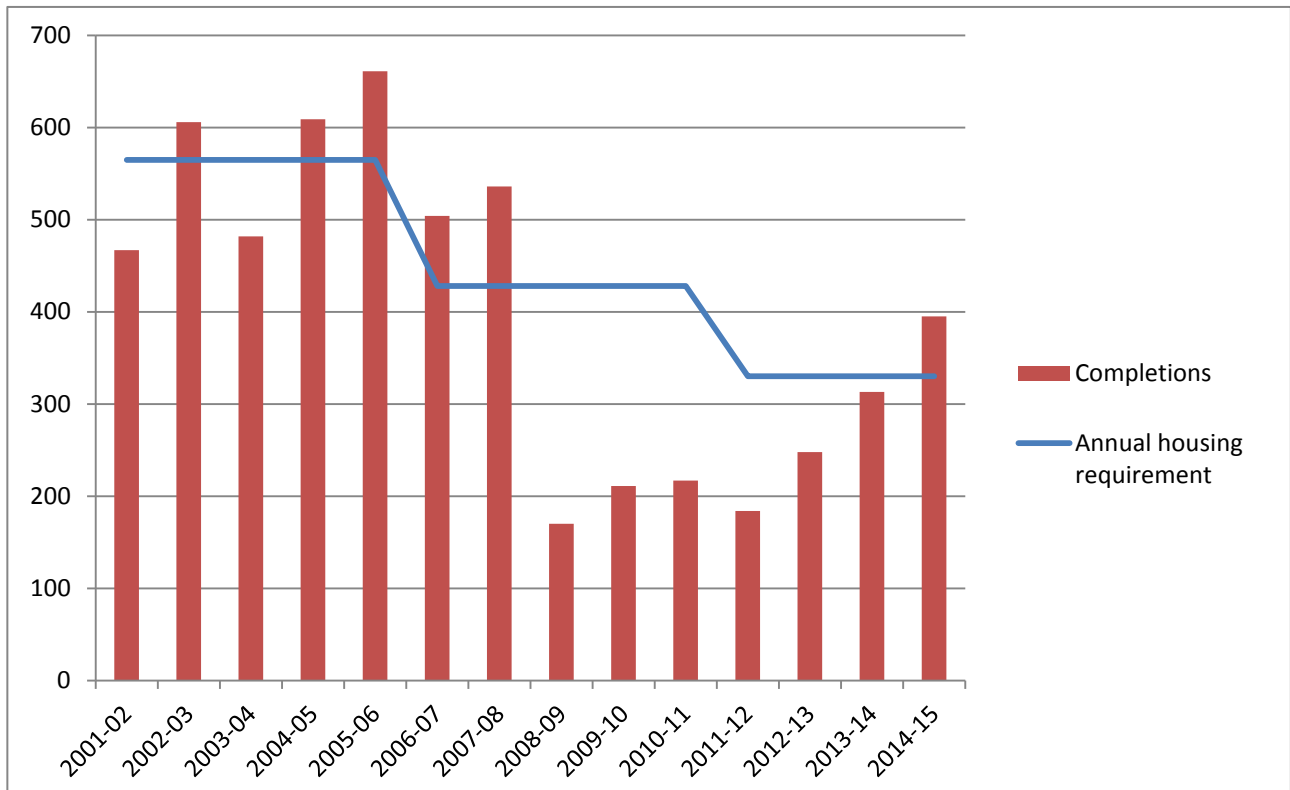
Woodnewton	RNOTP	Rural	16, Main Street, Woodnewton	0.033	1	10/00899/FUL	Y	STARTED	1							0
Woodnewton	RNOTP	Rural	67, Main Street, Woodnewton	0.116	1	11/00943/FUL	N	GRANTED		1						1
Woodnewton	RNOTP	Rural	Site Of 47, Main Street	0.540	1	13/01506/FUL	Y	STARTED	1							0
Yarwell	RNOTP	Rural	Whitelands Farm, Sulehay Road	0.043	1	09/00351/FUL	N	STARTED	1							0
Yarwell	RNOTP	Rural	83, Main Street	0.280	1	12/00941/FUL	Y	STARTED	1							0
Yarwell	RNOTP	Rural	21, Main Street	0.130	1	12/01423/FUL	N	GRANTED		1						1
Chelveston	FTP	Rural	J S T Forklifts Ltd, Higham Road	0.27	9	11/00654/OUT - Pending	Y	Specific, unallocated BF Site			5	4				9
Higham Ferrers	FTP	Urban	Westfields Terrace	0.11	10	14/01011/FUL - Pending	Y	Specific, unallocated BF Site			5	5				10
Higham Ferrers	FTP	Urban	Ferrers School	11.82	273		N	Emergent DPD allocation			45	55	55	55	55	210
Irthlingborough	FTP	Urban	West of Huxlow School/ Irthlingborough West SUE	52.4	700	10/00857/OUT - Pending	N	Emergent DPD allocation					55	65	65	120
Irthlingborough	FTP	Urban	Land off Addington Road	2.8	80		N	Saved Local Plan Allocation							35	0
Irthlingborough	FTP	Urban	Land at Diamond Business Centre, Attley Way	11.85	190	Existing planning permission for employment	Y	Emergent DPD allocation			40	50	50	50		190
Irthlingborough	FTP	Urban	Tower Factory, Victoria Street	0.41	21	14/01268/FUL - Pending	Y	Specific, unallocated BF Site			10	11				21
Kings Cliffe	RNOTP	Rural	Land at end of Millwood Way	4.48	7	RNOTP Policy KCF2	N	Adopted RNOT Allocation			7					7
Nassington	RNOT	Rural	Church Street	0.3	11		N	Adopted RNOT Allocation						11		11
Oundle	RNOT	Urban	Ashton Road/ Herne Road (Phase 1)	4.86	85	12/01614/FUL - Pending	Mixed	Adopted RNOT Allocation			30	30	25			85
Oundle	RNOT	Urban	Ashton Road/ Herne Road (Phase 1)	4.86	50		N	Adopted RNOT Allocation					25	25		50
Oundle	RNOT	Urban	Dairy Farm	0.51	20		Mixed	Adopted RNOT Allocation						20		20
Raunds	FTP	Urban	Land At Manor Farm, Mountbatten Way	1.7	50	Proposal for residential development	N	Emergent DPD allocation			25	25				50
Raunds	FTP	Urban	Avenue Agricultural, Enterprise Road	0.55	29	14/01854/FUL - Pending	Y	Specific, unallocated BF Site			15	14				29
Ringstead	FTP	Rural	Factory site, 18 High Street	0.23	13	14/01190/FUL - Pending	Y	Specific, unallocated BF Site			6	7				13
Rushden	FTP	Urban	Land off St Mary's Avenue	1.5	25	Proposal for residential development	N	Emergent DPD allocation					12	13		25

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

Rushden	FTP	Urban	Grenson Factories, Upper Queen Street/ Cromwell Road; Collins Factory, Allen Road	0.93	49	14/00683/FUL - Pending	Y	Specific, unallocated BF Site				25	24			49
Rushden	FTP	Urban	Grenson Factories, Upper Queen Street/ Cromwell Road; Collins Factory, Allen Road	0.11	20	14/01380/FUL - Pending	Y	Specific, unallocated BF Site						20		20
Rushden	FTP	Urban	Former Rushden Memorial Clinic, Hayway	0.4	9	Proposal for residential development	Y	Specific, unallocated BF Site				9				9
Rushden	FTP	Urban	Land Off (Stromag Ltd, 29) Wellingborough Road	0.22	16	14/01774/FUL - Pending	Y	Specific, unallocated BF Site			8	8				16
Thrapston	RNOTP	Urban	Former Manor House Site, Chancery Lane	0.31	29	13/01878/FUL - Pending	Y	Specific, unallocated BF Site		10	19					29
Thrapston	RNOT	Urban	Thrapston South (Phase 3)	2.3	75	12/01957/OUT - Pending	N	Adopted RNOT Allocation				35	40			75
Thrapston	RNOT	Urban	Thrapston South (Phase 4)	16.57	450	07/02457/OUT - Pending	N	Adopted RNOT Allocation				50	50	50	50	150
Titchmarsh	RNOTP	Urban	Land North Of New Brook Farm, Islington	0.29	11	14/01350/FUL - Pending	N	Emergent DPD allocation		6	5					11
Warmington	RNOT	Rural	Eaglethorpe Barns	0.87	12		N	Adopted RNOT Allocation						12		12
									395	617	806	800	669	578	419	3,470

Appendix 2: Housing delivery to date, compared to Interim Housing Statement (IHS) trajectory

	Annual housing requirement	Completions	Notes	
2001-02	565	467	Annual requirement taken from adopted CSS Table 3 (2001-11)	
2002-03	565	606		
2003-04	565	482		
2004-05	565	609		
2005-06	565	661		
2006-07	428	504		
2007-08	428	536		
2008-09	428	170		Economic collapse/ onset of recession
2009-10	428	211		
2010-11	428	217		
2011-12	330	184		Start date for Interim Housing Statement (2011-21): new assessment of housing land supply against objectively assessed need (OAN)
2012-13	330	248		
2013-14	330	313		
2014-15	330	395	Projected completions (housing land supply 2014-15)	
TOTAL	6,285	5,603		



Appendix 3: Five year housing land supply calculations, using the Sedgefield Approach

Year	IHS Annual Requirement	Revised CSS Requirement + Shortfall made up in 5yr period	Revised Annual Requirement	Five Year Requirement 2015-20
2015-16	330	366	366	1,830
2016-17	330	366	366	
2017-18	330	366	366	
2018-19	330	366	366	
2019-20	330	366	366	
2020-21	330	330	330	
Total	1,980	2,160	2,160	

Completions 2011-13	432
Recorded completion 2013/14	313
Projected completion 2014/15	395
Total	1,140
IHS Requirement to April 2014	1,320
Shortfall	180
Shortfall yearly requirement	36
Residual Requirement	2,160

Actual	
ENC Supply 2015-20	3,470
Windfall Allowance	205
Total Supply	3,675
ENC Requirement 2015-20	1,830
No. of Years Housing Supply	10.04

Required + 5% Buffer	
ENC Supply 2015-20	3,675
ENC Requirement 2015-20	1,922
No. of Years Housing Supply	9.56

Required +20%	
ENC Supply 2015-20	3,675
ENC Requirement 2015-20	2,196
No. of Years Housing Supply	8.37