



Planning Policy Committee 16 November 2015

2015 Authorities 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 (2014/15).

Attachment(s)

Appendix 1: Schedule of Sites included in the Five Year Housing Land Supply Calculation
 Appendix 2: Housing delivery 2011-15/16, compared to North Northamptonshire Joint Core Strategy 2011-2031 trajectory
 Appendix 3: Five year housing land supply calculations

1.0	Background
1.1	National planning policy requires local planning authorities 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: " <i>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</i> " (paragraph 49). In other words, if East Northamptonshire Council is unable to demonstrate a five year housing land supply, then national policy (NPPF) may override adopted Local Plan policy.
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: " <i>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</i> " (paragraph 47).
1.4	Furthermore, the NPPF sets out an additional challenge: " <i>Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land</i> " (paragraph 47).
2.0	Specification of the five year land supply requirement (target)
2.1	The previous (2014) annual Authorities Monitoring Report (AMR) assessed the housing land supply against the "Interim Statement on Housing Requirements in the North Northamptonshire Housing Market Area" (the "Interim Housing Statement" (IHS)), approved January 2014, and found that East Northamptonshire Council had 7.90 years of deliverable housing land supply, compared to a requirement for 1,650 dwellings (330 dwellings per year), when applying a 20% buffer.
2.2	However, Members should note that submission of the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 to the Secretary of State on 31 July 2015 effectively renders the IHS redundant. This is outlined in paragraph 4 of the IHS which states that the IHS provided the preferred approach to meeting housing requirements, pending the

	submission of the new JCS. The submitted JCS five year requirement equates to 2,100 dwellings (420 dwellings per year) and is significantly higher than the IHS.
3.0	Assessing current performance against the JCS target (8,400 dwellings, 2011-2031)
3.1	Collation of the latest monitoring data reveals that, as at 1 April 2015, 1,204 dwellings had been completed (2011-15), against the JCS target of 8,400 dwellings (2011-2031). This leaves a balance of 7,196 dwellings to be delivered over the next 16 years;
4.0	Identification of specific sites for inclusion within the five year supply of deliverable housing land
4.1	<p>The previous (2014) AMR incorporates a full Housing Site Schedule¹. This is a site-by-site list of all development sites that are expected to come forward by 2021/22. Officers have updated this to April 2015 (Appendix 1) for the 2015 AMR. This will reflect the latest planning permissions, plan allocations and other site-specific information regarding the anticipated timescales for delivery. The following types of site have been included in the latest Housing Site Schedule (Appendix 1):</p> <ul style="list-style-type: none"> • Extant planning permissions, as at 1 April 2015; • Major planning applications with a resolution to grant, subject to s106, as at 1 April 2015 (e.g. Thrapston South, Phase 3); • Adopted Local Plan site allocations (1996 District 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 and Rushden East SUEs); • Specific unallocated brownfield sites (e.g. Grenson Shoes Ltd, Queen Street, Rushden; King's Cliffe Middle School and Oundle C of E School sites).
4.2	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 2014 St Christopher's Drive, Oundle Public Inquiry (reference 13/01245/OUT and APP/G2815/A/13/2209113), and was duly accepted by the appeal Inspector.
4.3	The 2015 Housing Site Schedule has been prepared on a similar basis to last year and significant sites (5 dwellings or more), which have come forward since 1 April 2015, have also been incorporated into the revised Housing Site Schedule.
5.0	Setting site specific trajectories
5.1	<p>The issue of setting site specific delivery trajectories was previously considered by the Planning Policy Committee on 21 October 2013 and 10 December 2014. 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:</p> <ul style="list-style-type: none"> • 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.

¹ <http://www.nnjpu.org.uk/docs/AMR%202014%20ENC%20Housing%20Site%20Schedule.pdf>

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 or substantive remediation measures) 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 which is calculated as 2,940 dwellings .
6.0	Setting an updated housing delivery trajectory for the first part of the JCS monitoring period (to 31 March 2022)
6.1	The submission of the JCS (31 July 2015) endorses a revised approach for calculating the five year housing land supply, as indicated in paragraph 2.2 above. The JCS covers the 2011-31 monitoring period. As such, the 2015 AMR is already four 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 JCS trajectory The JCS sets out an annual delivery requirement of 420 dwellings per year, giving a total requirement of 2,520 dwellings from 1 April 2015 – 31 March 2022, with a further 3780 dwellings for the remainder of the JCS period (2022-31). Appendix 2 enables comparison between the JCS trajectory (420 dwellings per year) and housing completions (actual, 2011-15; projected 2015-16). This forecasts 366 dwellings shortfall as at 1 April 2016 when measured against the JCS trajectory, which has implications for calculating the five year housing land supply.
6.3	The JCS trajectory does not take account of any delivery shortfalls during the period 1 April 2011 – 31 March 2015; or any shortfall in the projected number of completions during 2015-16. The National Planning Practice Guide (NPPG) advises that: “ <i>Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible</i> ” (paragraph 035).
6.4	In practice, application of the NPPG would require the delivery of the 366 dwellings shortfall within the five year housing land supply monitoring period; i.e. increasing the five year supply requirement from 2,100 to 2,466 dwellings . This is known as the “Sedgefield approach”. It takes into account any shortfall of homes delivered from the beginning of the plan period to current date, as compared against the original requirement, and then adds that to the total for the next 5 years. This approach was recently supported by the Broughton (Kettering Borough, reference APP/L2820/A/13/2204628) and St Christopher’s Drive (Oundle) appeal Inspectors.
6.5	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, and the five year housing land supply figure therefore covers the period 1 April 2016 – 31 March 2021. The AMR also includes a forecast delivery figure for the period 1 April 2015 – 31 March 2016, although for the purposes of calculating the five year land supply the 2015-16 projected figure is deemed to constitute “completions”.
6.6	The previous (2014) AMR forecast delivery of 395 dwellings during the 2014-15 monitoring period, compared to an actual figure of 459 dwellings . This comparison (under estimation) therefore demonstrates that the inclusion of the 2015-16 projection as “completions” is suitably robust and realistic. The JCS trajectory sets a five year land supply target of 2,466 dwellings (2100 + 366) for the 1 April 2016 – 31 March 2021 monitoring period.

6.7	<p>Contingency planning: 5% and/ or 20% buffer (NPPF paragraph 47)</p> <p>The NPPF sets further challenges for identifying a five year supply of deliverable housing land, through its requirement to apply a 5% buffer. However, 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: <i>“may vary from place to place and, therefore, there can be no universally applicable test or definition of the term”</i> (NPPG paragraph 35).</p>
6.8	<p>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 JCS annual requirement (420 dwellings) during the first three years of the JCS Plan period (2011-14). The 2014-15 monitoring period has, however, shown a significant recovery; housing completions having risen to their highest level since the 2008-09 economic collapse, exceeding the JCS requirement. Accordingly, it is anticipated on the basis of started development schemes; that 530 dwellings will be delivered during the 2015-16 monitoring period (appendices 1 and 2).</p>
6.9	<p>For the 2014 AMR, it was decided to adopt a precautionary approach, whereby the five year housing land supply was measured against a 20% buffer. Given that the supply (assessed against the 2014 IHS and applying the 20% buffer) still equated to 7.90 years, this overwhelmingly demonstrated the Council's ability to demonstrate a five year housing land supply with a significant contingency (20%).</p>
6.10	<p>Submission of the JCS in July 2015 has enabled the housing monitoring base (start) date to be set at 1 April 2011. On this basis, the continuous recovery of the housing market throughout the JCS monitoring period is such that housing completions are expected to exceed the basic JCS requirement (420 dwellings per year) for the most recent (2014/15 and 2015/16) monitoring periods (Appendix 2). This provides clear evidence that East Northamptonshire Council does not have a record of persistent under-delivery, and therefore a 5% buffer will be applied in calculating the future five year housing land supply.</p>
7.0	<p>Conclusion – the five year housing land supply, calculated for the district</p>
7.1	<p>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:</p> <ul style="list-style-type: none"> • The submission JCS represents the most up to date and robust assessment of East Northamptonshire's objectively assessed housing need (OAHN) and provides the basis for calculating the five year housing land supply. • The total deliverable supply equates to 3,145 dwellings (appendices 1 and 3). • Assessment of delivery rates during the 2011-16 monitoring period has identified a shortfall of 366 dwellings against the JCS requirement for the same period, which ought to be made up within the next five years. This would entail a five year land supply requirement of 2,466 dwellings. • Given that housing completions have progressively recovered throughout the plan period and are expected to exceed the JCS requirement (420 dwellings), it is concluded that a 5% buffer (contingency) should be applied (Appendix 2). Therefore, the five year land supply requirement would equate to 2,589 dwellings.
7.2	<p>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.</p>

7.3	Appendix 3 sets out the five year land supply calculation. This assumes a deliverable housing land supply of 3,145 dwellings, compared to a five year land supply requirement of 2,589 dwellings; i.e. 6.07 years (3145/2589 x 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 JCS (Policy 28/ Table 4) was submitted on 31 July 2015, on the basis that the North Northamptonshire housing requirement (35,000 dwellings, of which 8,400 are allocated to East Northamptonshire) represents the full objectively assessed needs for housing in the housing market area, as required by the NPPF (paragraph 47). While the Council is comfortably able to demonstrate well in excess of a deliverable five year land supply (currently just above 6 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 resources or financial implications arising from the proposals.
12.0	Constitutional Implications
12.1	There are no constitutional implications arising from the proposals.
10.0	Corporate Outcomes
10.1	<p>The relevant Corporate Outcomes are:</p> <ul style="list-style-type: none"> • 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.

10.0	Recommendation
10.1	<p>The Committee is recommended to:</p> <ul style="list-style-type: none"> (1) Note the five year housing land supply calculations against the submitted North Northamptonshire Joint Core Strategy (Policy 28/ Table 4): 6.07 years, applying the “Sedgefield approach” with a 5% 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 2015 Authorities Monitoring Report (Appendix 1). Members are invited to identify any other sites for consideration. (3) Acknowledge the application of a 5% buffer to be applied in calculating future five year land supply requirement. <p><i>(Reason – To provide a robust housing land supply position on which to base planning decisions)</i></p>

Legal	Power: Planning and Compulsory Purchase Act 2004				
	Localism Act 2011				
Other considerations: None					
Background Papers: 2014 Assessment of Housing Land Supply 2015-2020 (North Northamptonshire Joint Planning Unit) Planning Policy Committee, 21 October 2013 (Agenda Item 6); Planning Policy Committee, 10 December 2014 (Agenda Item 5); North Northamptonshire Joint Core Strategy 2011-2031 (Focused Changes, June 2015; submitted 31 July 2015) Interim Statement on Housing Requirements in the North Northamptonshire Housing Market Area, approved January 2014					
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Date: 09 November 2015					
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	Planning Permission Status	PDL (Y/N)	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	5 Year Supply Totals 2016-21
Aldwincle	RNOTP	Rural	14, Lowick Lane	0.280	2	13/00135/OUT	GRANTED	N			2					2
Aldwincle	RNOTP	Rural	30 Main Street	0.070	1	13/01042/FUL	STARTED	Y	1							0
Aldwincle	RNOTP	Rural	12, Cross Lane	0.070	1	14/01486/FUL	GRANTED	Y		1						1
Aldwincle	RNOTP	Rural	12, Cross Lane, Aldwincle	0.090	1	14/01487/FUL	STARTED	Y	1							0
Apethorpe	RNOTP	Rural	Apethorpe Hall, Hunting Way	18.385	1	04/01560/FUL	STARTED	Y			1					1
Ashton	RNOTP	Rural	The Mansion, Ashton Wold	0.840	7	11/01846/FUL	STARTED	Y	3	4						4
Ashton	RNOTP	Rural	The Water Tower, Ashton Wold	0.880	1	13/00110/FUL	STARTED	Y			1					1
Ashton	RNOTP	Rural	Chapel Farm Buildings, The Green	0.710	9	13/00879/FUL	GRANTED	Y		5	4					9
Ashton	RNOTP	Rural	Walled Kitchen Garden, Ashton Wold	0.170	5	13/02127/VAR	STARTED	Y		5						5
Upper Benefield	RNOTP	Rural	Yokehill Farm, Weldon Road	0.580	1	13/00362/FUL	STARTED	Y	1							0
Upper Benefield	RNOTP	Rural	Lammas Farm, Main Street	0.120	5	13/00926/FUL	STARTED	Y	2	3						3
Upper Benefield	RNOTP	Rural	Middle Farm House, Main Street	0.610	3	14/00518/FUL	GRANTED	Y		3						3
Upper Benefield	RNOTP	Rural	Buildings And Land Adjacent And Rear Of 15, Main Street	0.270	6	14/02085/FUL	GRANTED	Y		3	3					6
Brigstock	RNOTP	Rural	43, High Street	0.300	8	12/01862/FUL	GRANTED	Y			4	4				8
Brigstock	RNOTP	Rural	Pumping Station Site Rear Of 16, Stanion Road	0.110	1	14/00006/FUL	STARTED	Y	1							0
Brigstock	RNOTP	Rural	Pumping Station Site Rear Of 16, Stanion Road	0.100	1	14/01221/FUL	GRANTED	Y		1						1
Brigstock	RNOTP	Rural	42, High Street	0.030	1	14/01990/FUL	GRANTED	N		1						1
Brigstock	RNOTP	Rural	Allotment Gardens, Newtown	0.210	4	14/02182/REM	STARTED	N	4							0
Chelveston	FTP	Rural	Barns North Of Wateryard Spinney, Water Lane	0.220	1	11/00488/FUL	STARTED	N	1							0
Chelveston	FTP	Rural	J S T Forklifts Ltd, Higham Road	0.270	9	11/00654/OUT	GRANTED	Y			4	5				9
Chelveston	FTP	Rural	Haleworth, Caldecott	0.070	1	13/01534/OUT	GRANTED	N			1					1
Chelveston	FTP	Rural	1, Kimbolton Road	0.030	1	14/01162/REM	GRANTED	N		1						1
Clopton	RNOTP	Rural	Motel Block The Red Lion Inn, Main Street	0.300	3	12/00070/OUT	GRANTED	Y			3					3

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Clopton	RNOTP	Rural	18, Main Street	0.030	1	14/02059/FUL	STARTED	N	1							0
Collyweston	RNOTP	Rural	The White House And Collyweston Garage, 95 Main Road	0.264	5	11/00052/FUL	STARTED	Y	5							0
Collyweston	RNOTP	Rural	91, Main Road	0.070	2	11/01208/RWL	STARTED	N	2							0
Cotterstock	RNOTP	Rural	Church Farm, Main Street	0.180	1	14/01192/FUL	STARTED	N	1							0
Denford	RNOTP	Rural	Manor Farm Cottage, Ringstead Road	0.065	1	12/00400/FUL	STARTED	N	1							0
Denford	RNOTP	Rural	Land Rear Of Glebe House, Meadow Lane	0.040	1	13/00670/FUL	STARTED	Y	1							0
Duddington	RNOTP	Rural	The Wash House, Stamford Road	1.020	1	14/00516/FUL	GRANTED	Y		1						1
Easton on the Hill	RNOTP	Rural	Land Rear Of 28 30 And 32, Western Avenue	0.360	8	10/01183/OUT	GRANTED	N			4	4				8
Easton on the Hill	RNOTP	Rural	52, Westfields	0.040	1	13/01784/FUL	GRANTED	N		1						1
Easton on the Hill	RNOTP	Rural	25, High Street	0.000	1	14/00077/FUL	GRANTED	Y		1						1
Great Addington	FTP	Rural	Rectory Farm Buildings, Cranford Road	0.150	2	13/00066/FUL	GRANTED	N		2						2
Great Addington	FTP	Rural	Rectory Farm, Cranford Road	0.000	1	14/01336/FUL	GRANTED	N		1						1
Hargrave	FTP	Rural	1, Nags Head Lane	0.061	1	12/00481/REM	GRANTED	N	1							0
Hargrave	FTP	Rural	Bechers, Nags Head Lane	0.120	1	13/01077/OUT	GRANTED	Y			1					1
Harringworth	FTP	Rural	Land Adjacent 10, Wakerley Road	0.056	1	11/00668/FUL	STARTED	N	1							0
Hemington	RNOTP	Rural	Land Adjacent Walters Coppice, Main Street	0.100	2	09/01313/FUL	STARTED	N	2							0
Higham Ferrers	FTP	Urban	3B, College Street	0.025	1	12/01171/FUL	GRANTED	Y	1							0
Higham Ferrers	FTP	Urban	Land Adjacent 93, Kimbolton Road	0.133	1	12/02018/REM	STARTED	N	1							0
Higham Ferrers	FTP	Urban	22, High Street	0.030	1	13/00736/FUL	GRANTED	Y	1							0
Higham Ferrers	FTP	Urban	Land Between A6 Higham Ferrers Bypass And A5028, Station Road	3.510	88	13/01072/REM	STARTED	N	30	40	18					58
Higham Ferrers	FTP	Urban	The Midland Business Centre, Midland Road	0.000	33	14/00208/REM	STARTED	Y	20	13						13
Higham Ferrers	FTP	Urban	Westfields Terrace	0.110	10	14/01011/FUL	GRANTED	Y		5	5					10
Higham Ferrers	FTP	Urban	Land At Wharf Road Allotment Site, Wharf Road	4.680	166	14/01537/REM	STARTED	N	30	50	50	36				136
Higham Ferrers	FTP	Urban	5, Chichele Street	0.050	1	15/00047/FUL	STARTED	Y	1							0
Irthlingborough	FTP	Urban	Whitworths Site, Wellingborough Road	9.070	258	07/01881/FUL	GRANTED	Y					55	55	55	110
Irthlingborough	FTP	Urban	2, Victoria Street	0.006	1	11/01083/VAR	STARTED	Y	1							0
Irthlingborough	FTP	Urban	Site Of 97 And 99, College Street	0.084	7	12/00309/RWL	GRANTED	Y		3	4					7

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Irthlingborough	FTP	Urban	13 - 19, High Street	0.054	5	12/00698/FUL	GRANTED	Y		5						5
Irthlingborough	FTP	Urban	4, Baker Street NN9 5PR	0.040	1	12/01497/FUL	GRANTED	N		1						1
Irthlingborough	FTP	Urban	88, Finedon Road	0.024	1	12/01772/FUL	GRANTED	Y		1						1
Irthlingborough	FTP	Urban	Rear Of Green Close, Wellingborough Road	3.490	60	13/00077/OUT	GRANTED	N			30	30				60
Irthlingborough	FTP	Urban	44 Manton Road	0.020	1	13/00719/RWL	GRANTED	N		1						1
Irthlingborough	FTP	Urban	22, High Street	0.060	3	13/01540/FUL	GRANTED	Y		3						3
Irthlingborough	FTP	Urban	Land Adjacent 104, Ebbw Vale Road	0.060	2	13/01661/FUL	STARTED	N	2							0
Irthlingborough	FTP	Urban	51, Victoria Street	0.160	11	13/01822/FUL	GRANTED	Y		5	6					11
Irthlingborough	FTP	Urban	120A, Addington Road	0.070	1	13/01891/FUL	GRANTED	Y		1						1
Irthlingborough	FTP	Urban	Land Adjacent 264, Addington Road	0.050	4	13/02030/FUL	STARTED	Y	4							0
Irthlingborough	FTP	Urban	25, Station Road	0.000	4	14/00336/FUL	GRANTED	Y		4						4
Irthlingborough	FTP	Urban	25 Queen Street	0.060	2	14/01184/FUL	STARTED	N	2							0
Irthlingborough	FTP	Urban	Tower Factory, Victoria Street	0.000	21	14/01268/FUL	GRANTED	Y		10	11					21
Islip	RNOTP	Rural	Rectory Farm Buildings, School Lane	0.210	2	10/01657/FUL	STARTED	Y	2							0
Islip	RNOTP	Rural	11 Rushmere Close	0.140	1	13/00195/FUL	STARTED	N	1							0
Islip	RNOTP	Rural	The Stable Practice, Chapel Hill	0.050	1	13/00402/FUL	GRANTED	Y	1							0
Kings Cliffe	RNOTP	Rural	Land Between Willow Lane And Fineshade Close, Wood Road	5.300	19	10/01277/REM	STARTED	N	19							0
Kings Cliffe	RNOTP	Rural	55 West Street	0.190	1	13/00237/FUL	GRANTED	Y		1						1
Kings Cliffe	RNOTP	Rural	31, West Street	0.130	1	13/00660/FUL	GRANTED	Y		1						1
Kings Cliffe	RNOTP	Rural	31, West Street	0.430	1	13/01523/FUL	STARTED	Y	1							0
Kings Cliffe	RNOTP	Rural	72 Park Street	0.000	1	14/00984/FUL	GRANTED	Y		1						1
Laxton	RNOTP	Rural	Workshop, The Cottage	0.242	1	08/01061/FUL	STARTED	Y	1							0
Little Addinton	RNOTP	Rural	The Bell Inn, High Street	0.160	1	14/01489/FUL	GRANTED	Y		1						1
Lutton	RNOTP	Rural	Wildflower Barn, Warmington Road	0.210	1	14/00996/VAR	GRANTED	Y	1							0
Nassington	RNOTP	Rural	Walnut Farm, Mill Road	0.930	1	13/00594/FUL	STARTED	N	1							0
Nassington	RNOTP	Rural	61, Church Street	0.073	1	14/00063/FUL	STARTED	N	1							0
Nassington	RNOTP	Rural	New Sulehay Lodge, Apethorpe Road	0.350	1	14/00100/FUL	GRANTED	Y		1						1

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Nassington	RNOTP	Rural	Riverside House 32B, Station Road	0.070	1	14/00623/FUL	STARTED	N	1							0
Nassington	RNOTP	Rural	62, Church Street	0.100	1	14/02259/FUL	GRANTED	Y		1						1
Nassington	RNOTP	Rural	35, Church Street	0.000	1	14/02301/FUL	GRANTED	Y		1						1
Oundle	RNOTP	Urban	69, Benefield Road	0.130	1	08/00276/FUL	STARTED	N	1							0
Oundle	RNOTP	Urban	Land End Of Creed Road	4.090	32	09/00611/FUL	STARTED	N	16	16						16
Oundle	RNOTP	Urban	131, Glapthorn Road	0.088	1	12/01238/FUL	GRANTED	N		1						1
Oundle	RNOTP	Urban	Oundle School Playing Field	2.510	62	12/01368/FUL	GRANTED	N			20	42				62
Oundle	RNOTP	Urban	Herne Lodge And Land	3.460	85	12/01614/FUL	STARTED	N	20	30	35					65
Oundle	RNOTP	Urban	137 Glapthorn Road	0.130	1	13/00102/FUL	STARTED	N	1							0
Oundle	RNOTP	Urban	1 Gallery Lane	0.100	1	13/00755/FUL	STARTED	Y	1							0
Oundle	RNOTP	Urban	123, Glapthorn Road	0.130	1	13/01160/FUL	GRANTED	N		1						1
Oundle	RNOTP	Urban	Land Adjacent 16 And 20, New Road	0.080	1	13/01217/FUL	STARTED	Y	1							0
Oundle	RNOTP	Urban	Mason House, Glapthorn Road	0.060	1	13/01668/FUL	STARTED	Y	1							0
Oundle	RNOTP	Urban	Drill Hall House 1A, Benefield Road	0.080	8	13/01707/FUL	STARTED	Y	4	4						4
Oundle	RNOTP	Urban	62, Glapthorn Road	0.030	1	13/01871/FUL	GRANTED	N		1						1
Oundle	RNOTP	Urban	123, Glapthorn Road	0.070	1	14/01337/FUL	GRANTED	N		1						1
Oundle	RNOTP	Urban	Land At 131, Glapthorn Road	0.130	1	14/01669/FUL	STARTED	N	1							0
Oundle	RNOTP	Urban	Land Between The Ship Inn And 90, South Road	0.040	1	15/00169/FUL	GRANTED	N		1						1
Raunds	FTP	Urban	Peverels 42, Grove Street	0.027	1	09/01214/FUL	STARTED	Y	1							0
Raunds	FTP	Urban	17, Chelveston Road	0.188	1	11/00012/FUL	STARTED	N	1							0
Raunds	FTP	Urban	Annexe Brook Farm, Brooks Road	0.125	1	11/02008/FUL	GRANTED	Y		1						1
Raunds	FTP	Urban	53, Brook Street	0.006	-1	12/01788/FUL	GRANTED	Y	-1							0
Raunds	FTP	Urban	9, North Street	0.190	7	12/02017/RWL	GRANTED	Y		3	4					7
Raunds	FTP	Urban	12D, Rotton Row	0.050	1	13/00268/FUL	STARTED	Y	1							0
Raunds	FTP	Urban	22 Rotton Row	0.160	2	13/00289/OUT	GRANTED	N			2					2
Raunds	FTP	Urban	11 Brook Street	0.030	3	13/00771/FUL	GRANTED	Y		3						3
Raunds	FTP	Urban	17, Chelveston Road	0.000	1	13/01100/VAR	GRANTED	N		1						1

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

Raunds	FTP	Urban	Former RPC Site, Grove Street	1.900	43	13/01149/REM	STARTED	Y	30	13							13
Raunds	FTP	Urban	1 Park Street	0.030	1	13/01479/FUL	STARTED	N	1								0
Raunds	FTP	Urban	White Gables, Brooks Road	0.250	1	13/01575/FUL	STARTED	Y	1								0
Raunds	FTP	Urban	Darsdale Farm, Chelveston Road	17.360	381	13/01604/REM	GRANTED	N		30	50	50	50	50	50	50	230
Raunds	FTP	Urban	47, Holmes Avenue	0.032	2	14/00358/FUL	GRANTED	N		2							2
Raunds	FTP	Urban	Brook Farm Cottage, Brooks Road	0.110	1	14/00528/FUL	GRANTED	Y		1							1
Raunds	FTP	Urban	45 Brook Street	0.590	3	14/00962/FUL	STARTED	Y	3								0
Raunds	FTP	Urban	Land North Of Raunds Fronting, Brick Kiln Road North Street, Brooks Road And Midland Road	16.880	310	14/01082/REM	GRANTED	N		30	50	50	50	50	50	50	230
Raunds	FTP	Urban	Red Bank 36, Wellington Road	0.180	3	14/01126/OUT	GRANTED	N			3						3
Raunds	FTP	Urban	Land Adj The Willows House, Brooks Road	0.230	2	14/01758/FUL	STARTED	N	2								0
Raunds	FTP	Urban	2, Primrose Hill	0.100	1	14/02346/FUL	GRANTED	Y		1							1
Raunds	FTP	Urban	Grombold Lodge 1A, Chelveston Road	0.050	1	15/00288/FUL	GRANTED	Y		1							1
Ringstead	RNOTP	Rural	Ringstead Business Centre 1 - 3, Spencer Street	0.040	1	13/02117/FUL	GRANTED	Y		1							1
Ringstead	RNOTP	Rural	The New Inn 1, High Street	0.090	5	14/00877/FUL	STARTED	Y	5								0
Ringstead	RNOTP	Rural	20 Denford Road	0.050	6	14/01668/FUL	STARTED	Y	6								0
Ringstead	RNOTP	Rural	21 Denford Road	0.040	1	14/01750/FUL	GRANTED	N	1								0
Raunds	RNOTP	Rural	West End Land North Of, Brick Kiln Road	11.500	230	14/02000/REM	GRANTED	N		30	50	50	50	50			230
Rushden	FTP	Urban	Land off, Windsor Road	5.980	91	01/00805/REM	STARTED	N	35	35	21						56
Rushden	FTP	Urban	Engineering Premises, Shirley Road	0.114	14	03/01551/FUL	STARTED	Y	7	7							7
Rushden	FTP	Urban	26, Prospect Avenue	0.113	2	11/00341/FUL	STARTED	Y	2								0
Rushden	FTP	Urban	66, Harborough Road	0.140	14	11/00821/RWL	STARTED	Y	7	7							7
Rushden	FTP	Urban	121A, High Street	0.010	1	11/01019/FUL	STARTED	Y	1								0
Rushden	FTP	Urban	135, Wellingborough Road	0.012	1	12/00307/FUL	GRANTED	Y	1								0
Rushden	FTP	Urban	Leigh House, Portland Road	0.068	5	12/00414/VAR	GRANTED	Y		5							5
Rushden	FTP	Urban	Open Space Adjacent To 5, Walmer Close	0.060	1	12/00757/FUL	GRANTED	N		1							1
Rushden	FTP	Urban	48, High Street South	0.048	5	12/00790/RWL	GRANTED	Y		5							5
Rushden	FTP	Urban	65, Sartoris Road	0.043	4	12/01480/FUL	STARTED	Y	4								0

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

Rushden	FTP	Urban	67, Victoria Road	0.210	4	13/00302/RWL	STARTED	N	4							0
Rushden	FTP	Urban	127, Queen Street	0.040	2	13/00315/FUL	GRANTED	Y		2						2
Rushden	FTP	Urban	88A To 116, High Street South	0.040	2	13/00347/FUL	STARTED	Y	2							0
Rushden	FTP	Urban	79, Avenue Road	0.090	1	13/00571/REM	STARTED	N	1							0
Rushden	FTP	Urban	Playground, Harborough Way	0.250	8	13/01049/FUL	STARTED	N	4	4						4
Rushden	FTP	Urban	Land To Rear Of Doctors Surgery, Barrington Road	3.090	86	13/01258/FUL	STARTED	N	30	30	26					56
Rushden	FTP	Urban	Land South Of, Goulsbra Road	3.090	31	13/01517/REM	STARTED	N	21	10						10
Rushden	FTP	Urban	Garages Rear Of 15, St Marys Avenue	0.100	4	13/01572/FUL	GRANTED	Y		4						4
Rushden	FTP	Urban	Land To Rear Of 264, Wellingborough Road, Chestnut Close	0.200	5	13/01612/REM	STARTED	N	5							0
Rushden	FTP	Urban	Garages Adjacent 21A, Albion Place	0.020	1	13/01614/FUL	GRANTED	Y		1						1
Rushden	FTP	Urban	Rushden Hospital, The Drive	3.220	96	13/01644/REM	STARTED	Y	35	35	26					61
Rushden	FTP	Urban	Rushden Hospital, The Drive	0.300	3	13/01647/REM	GRANTED	Y		3						3
Rushden	FTP	Urban	Rushden Hospital, The Drive	0.300	17	14/02213/REM (decided on 02/04/2015)	GRANTED	Y			17					17
Rushden	FTP	Urban	66, Harborough Road	0.010	1	13/01872/FUL	GRANTED	Y		1						1
Rushden	FTP	Urban	70, Harborough Road	0.014	1	13/01873/FUL	STARTED	Y	1							0
Rushden	FTP	Urban	55, Avenue Road	0.140	1	13/01892/FUL	STARTED	Y	1							0
Rushden	FTP	Urban	353, Wellingborough Road	0.040	2	13/02168/OUT	GRANTED	N			2					2
Rushden	FTP	Urban	80 Higham Road	0.040	1	14/00172/FUL	GRANTED	Y		1						1
Rushden	FTP	Urban	283, Wellingborough Road	0.040	1	14/00477/FUL	STARTED	N	1							0
Rushden	FTP	Urban	112 Irchester Road	0.370	4	14/00532/REM	STARTED	N	2	2						2
Rushden	FTP	Urban	Land Corner Of Coffee Tavern Lane And Corner Of, Rectory Road	0.030	9	14/00739/FUL	GRANTED	Y		4	5					9
Rushden	FTP	Urban	65, Northampton Road	0.340	3	14/00886/OUT	GRANTED	N			3					3
Rushden	FTP	Urban	283, Newton Road	0.080	1	14/01053/FUL	STARTED	N	1							0
Rushden	FTP	Urban	Land Adjacent 1A, Foxwood Close	0.050	1	14/01286/OUT	GRANTED	Y			1					1
Rushden	FTP	Urban	Land At 55, Bedford Road	0.290	5	14/01442/FUL	STARTED	N	3	2						2
Rushden	FTP	Urban	180, Avenue Road	0.260	1	14/01553/FUL	GRANTED	Y		1						1

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

Rushden	FTP	Urban	Land Off, Wellingborough Road	0.220	16	14/01774/FUL	GRANTED	Y		8	8					16
Rushden	FTP	Urban	The Croft, Alexandra Road	0.320	4	14/02080/OUT	GRANTED	N			4					4
Rushden	FTP	Urban	High Beech 8, Hayway	0.400	4	14/02228/FUL	GRANTED	Y		2	2					4
Rushden	FTP	Urban	166, Avenue Road	0.110	1	15/00003/FUL	STARTED	N	1							0
Rushden	FTP	Urban	1A, Brookfield Road	0.010	1	15/00070/FUL	GRANTED	Y		1						1
Rushden	FTP	Urban	13, Higham Road	0.090	4	15/00148/FUL	GRANTED	Y		4						4
Rushden	FTP	Urban	Garage Court To The Rear Of 16, Slaters Close	0.150	4	15/00197/FUL	GRANTED	Y		4						4
Rushden	FTP	Urban	109, Higham Road	0.060	1	15/00369/FUL	GRANTED	Y		1						1
Stanwick	FTP	Rural	Kiriandra Kennels, Raunds Road	0.430	1	11/01390/FUL	STARTED	Y	1							0
Stanwick	FTP	Rural	49, East Street	0.120	1	13/00133/FUL	GRANTED	N		1						1
Stanwick	FTP	Rural	Hall Farm Buildings, Higham Road	0.080	1	13/00568/FUL	GRANTED	N		1						1
Stanwick	FTP	Rural	29, Grange Road	0.180	1	13/01230/FUL	STARTED	N	1							0
Stoke Doyle	RNOTP	Rural	How Hill Farm, Oundle Road	0.960	5	13/00966/FUL	STARTED	N		5						5
Sudborough	RNOTP	Rural	Riding Stables Manor Yard, Main Street	0.566	3	10/01376/FUL	STARTED	Y	3							0
Tansor	RNOTP	Rural	Tansor Grange Barns, Tansor Wold Road	0.160	5	13/01076/VAR	GRANTED	Y	5							0
Tansor	RNOTP	Rural	Tansor Grange Barns, Tansor Wold Road	0.630	3	14/01620/FUL	GRANTED	N	3							0
Tansor	RNOTP	Rural	Tansor Wold Farm Buildings, Tansor Wold Road	0.770	2	14/02243/VAR	GRANTED	Y	2							0
Thorpe Waterville	RNOTP	Rural	Rectory Farm, Main Street	0.660	4	14/00360/FUL	GRANTED	N		4						4
Thrapston	RNOTP	Urban	Thrapston South (Phase 4)	16.570	450	07/02457/OUT	GRANTED	N				60	60	60	60	180
Thrapston	RNOTP	Urban	Thrapston South (Phase 2)	3.970	156	12/01741/FUL	STARTED	Unkno wn	40	40	40	36				116
Thrapston	RNOTP	Urban	Springfield Farm, Oundle Road	0.380	5	12/01800/FUL	GRANTED	N		2	3					5
Thrapston	RNOTP	Urban	16, High Street	0.036	4	13/00142/FUL	STARTED	Y	4							0
Thrapston	RNOTP	Urban	Land Adjacent 46, Oakleas Rise	0.070	1	13/01760/FUL	GRANTED	N		1						1
Thrapston	RNOTP	Urban	Former Manor House Site, Chancery Lane	0.310	32	13/01878/FUL	STARTED	Y	32							0
Thrapston	RNOTP	Urban	Land South Of Mill Marina, Midland Road	0.350	4	13/02185/FUL	GRANTED	N		4						4
Thrapston	RNOTP	Urban	Land South Of Mill Marina, Midland Road	0.220	4	13/02186/FUL	GRANTED	N		4						4
Thrapston	RNOTP	Urban	2 Lindisfarne Way	0.070	1	14/00298/FUL	GRANTED	N		1						1

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

Thrapston	RNOTP	Urban	71 - 75, High Street	0.110	9	14/00691/FUL	STARTED	Y			4	5				9
Thrapston	RNOTP	Urban	162, Oundle Road	0.290	5	14/00830/OUT	GRANTED	Y			5					5
Thrapston	RNOTP	Urban	Home Court, Sackville Street	0.130	-8	14/01506/FUL	GRANTED	Y			-8					-8
Thrapston	RNOTP	Urban	28, Grove Road	0.130	6	14/02357/FUL	GRANTED	Y		3	3					6
Thrapston	RNOTP	Urban	The Kings Arms, High Street	0.134	4	97/00773/FUL	STARTED	Y						4		4
Thurning	RNOTP	Rural	Thurning Lodge, Winwick Road	0.360	1	10/00948/RWL	STARTED	Y	1							0
Thurning	RNOTP	Rural	Tandee Nurseries, Barnwell Road	1.910	1	14/01635/FUL	STARTED	N	1							0
Titchmarsh	RNOTP	Rural	Land Off, Polopit	0.160	1	11/02050/FUL	STARTED	N	1							0
Titchmarsh	RNOTP	Rural	37, Polopit	0.096	1	13/00003/FUL	GRANTED	Y		1						1
Titchmarsh	RNOTP	Rural	17, St Andrews Lane	0.100	1	13/00905/FUL	GRANTED	N		1						1
Titchmarsh	RNOTP	Rural	Fellowship House 23 - 25, Chapel Street	0.130	1	14/00967/FUL	GRANTED	Y		1						1
Warmington	RNOTP	Rural	Little Orchard, Peterborough Road	0.050	1	13/00004/FUL	GRANTED	N		1						1
Warmington	RNOTP	Rural	13 Big Green	0.270	2	13/00226/REM	GRANTED	N		2						2
Warmington	RNOTP	Rural	13, Big Green	0.170	2	13/01611/FUL	STARTED	Y	2							0
Warmington	RNOTP	Rural	The Red Lion, Peterborough Road	0.040	1	14/01619/REM	GRANTED	N		1						1
Woodford	RNOTP	Rural	11, Church Street	0.050	1	08/02290/REM	STARTED	Y	1							0
Woodford	RNOTP	Rural	2, Rectory Lane	0.046	1	10/01430/REM	STARTED	N	1							0
Woodford	RNOTP	Rural	16, Whittlesea Terrace	0.062	1	11/01050/FUL	STARTED	N	1							0
Woodford	RNOTP	Rural	1, Club Lane	0.075	2	11/01483/FUL	GRANTED	Y		2						2
Woodford	RNOTP	Rural	3A, De Capel Close	0.058	1	12/00198/RWL	GRANTED	N		1						1
Woodford	RNOTP	Rural	Land Rear Of Carriage House, Club Lane	0.080	2	14/00883/FUL	STARTED	N	2							0
Woodford	RNOTP	Rural	Land adjacent 7, Club Lane	0.044	1	99/00762/VAR	STARTED	N	1							0
Woodnewton	RNOTP	Rural	Land Adjacent The Manor House, Main Street	0.038	1	09/02024/FUL	GRANTED	N		1						1
Woodnewton	RNOTP	Rural	16, Main Street	0.033	1	10/00899/FUL	STARTED	Y	1							0
Woodnewton	RNOTP	Rural	67A, Main Street	0.120	1	14/00394/FUL	STARTED	N	1							0
Woodnewton	RNOTP	Rural	Land And Barn Royal Oak, Woodnewton Road	0.210	1	15/00158/FUL	GRANTED	N		1						1
Yarwell	RNOTP	Rural	Whitelands Farm, Sulehay Road	0.043	1	09/00351/FUL	STARTED	N	1							0

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

Yarwell	RNOTP	Rural	21, Main Street	0.130	1	12/01423/FUL	STARTED	N	1								0
Yarwell	RNOTP	Rural	9, Sulehay Road	0.110	2	14/00916/FUL	STARTED	N	2								0
Great Addington	RNOTP	Rural	OP0045 And 0054 SP9575, Woodford Road	0.32	1	14/02306/PDU	Permitted Development/ Prior Notification	N		1							1
Laxton	RNOTP	Rural	Church Farm, Bulwick Road	0.68	1	14/01383/PDU	Permitted Development/ Prior Notification	N		1							1
Nassington	RNOTP	Rural	Farm Buildings Opposite The Lodge, Fotheringhay Road	0.01	1	14/01210/PDU	Permitted Development/ Prior Notification	N		1							1
Raunds	FTP	Urban	78, High Street	0.01	2	14/00864/PDU	Permitted Development/ Prior Notification	Y	2								0
Raunds	FTP	Urban	Pastures Barn Farm, Chelveston Road	0.05	1	14/01502/PDU	Permitted Development/ Prior Notification	N		1							1
Rushden	FTP	Urban	57, Newton Road	0.01	2	13/00976/PDU	Permitted Development/ Prior Notification	Y	2								0
Rushden	FTP	Urban	59, Newton Road	0.01	1	13/01626/PDU	Permitted Development/ Prior Notification	Y	1								0
Warmington	RNOTP	Rural	America Farm Buildings Morborne Road	0.12	1	14/02132/PDU	Permitted Development/ Prior Notification	N		1							1
Higham Ferrers	FTP	Urban	Ferrers School	11.82	273		Emergent DPD allocation	N				45	55	55	55		155
Irthlingborough	FTP	Urban	West of Huxlow School/ Irthlingborough West SUE	52.4	700	10/00857/OUT - Pending	Emergent DPD allocation	N					55	65	65		120
Irthlingborough	FTP	Urban	Land off Addington Road	2.8	80		Saved Local Plan Allocation	N								35	0
Irthlingborough	FTP	Urban	Former Factory site, Church Street	0.37	20	15/00990/FUL - Pending	Specific, unallocated BF Site	Y				10	10				20
Kings Cliffe	RNOTP	Rural	Land at end of Millwood Way	0.23	7	RNOTP Policy KCF2	Adopted RNOT Allocation	N				7					7
Kings Cliffe	RNOTP	Rural	King's Cliffe Endowed Primary School, Park Street	0.27	8		Specific, unallocated BF Site	Y				4	4				8
Kings Cliffe	RNOTP	Rural	Former King's Cliffe Middle School site, Kings Forest	1.46	40		Specific, unallocated BF Site	Y			15	15	10				40
Nassington	RNOTP	Rural	Church Street	0.3	11		Adopted RNOT Allocation	N								11	0
Oundle	RNOTP	Urban	Ashton Road/ Herne Road (Phase 2)	4.86	50		Adopted RNOT Allocation	N					25	25			50
Oundle	RNOTP	Urban	Dairy Farm	0.51	20		Adopted RNOT Allocation	Mixed						20			20

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

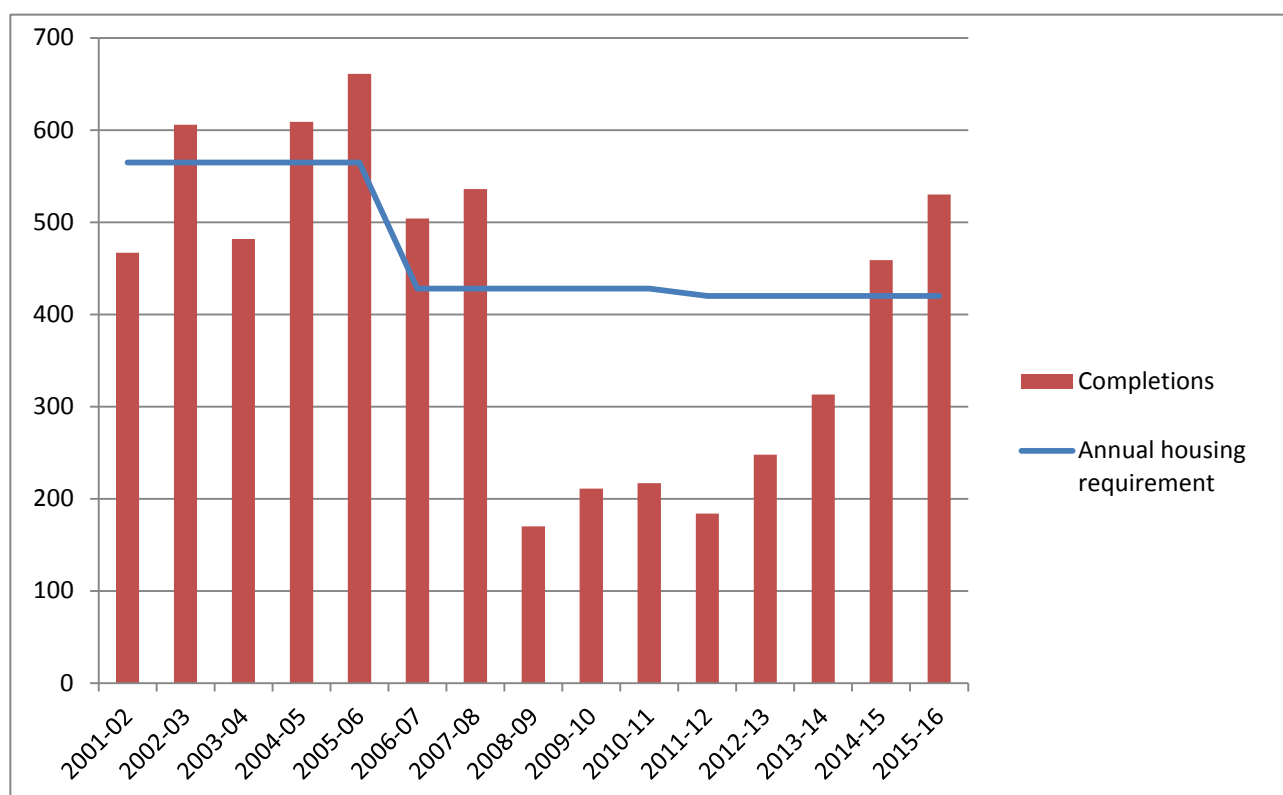
Oundle	RNOTP	Urban	15 Mill Road	0.44	8	15/00883/FUL (Refused)	Specific, unallocated BF Site	Y				4	4			8
Oundle	RNOTP	Urban	38 West Street	0.2	6	15/00841/OUT - Pending	Specific, unallocated BF Site	Y				6				6
Oundle	RNOTP	Urban	153 Glaphorn Road (Glaphorn Parish)	0.44	5	15/00091/FUL - Pending	Specific, unallocated BF Site	Y			5					5
Oundle	RNOTP	Urban	Oundle CE Primary School, Milton Road	0.47	15		Specific, unallocated BF Site	Y				7	8			15
Oundle	RNOTP	Urban	Land south of Abbott House (Oundle CE Primary School Playing Field), Glaphorn Road	0.63	15		Emergent DPD allocation	N				7	8			15
Raunds	FTP	Urban	Avenue Agricultural, Enterprise Road	0.55	29	14/01854/FUL - Pending	Specific, unallocated BF Site	Y				15	14			29
Ringstead	FTP	Rural	Factory site, 18 High Street	0.23	13	14/01190/FUL - Pending	Specific, unallocated BF Site	Y			6	7				13
Rushden	FTP	Urban	Land off St Mary's Avenue	1.5	25	Proposal for residential	Emergent DPD allocation	N					12	13		25
Rushden	FTP	Urban	Rushden East SUE (High Hayden Farm etc)	200	2500	Proposed SUE (estimated 200ha)	Emergent DPD allocation	N						100	150	100
Rushden	FTP	Urban	Grenson Factories, Upper Queen Street/ Cromwell Road; Collins Factory, Allen Road	0.93	49	14/00683/FUL - Pending	Specific, unallocated BF Site	Y			25	24				49
Rushden	FTP	Urban	Grenson Factories, Upper Queen Street/ Cromwell Road; Collins Factory, Allen Road	0.11	20	14/01380/FUL - Pending	Specific, unallocated BF Site	Y						20		20
Rushden	FTP	Urban	Former Rushden Memorial Clinic, Hayway	0.4	9	Proposal for residential development	Specific, unallocated BF Site	Y				9				9
Rushden	FTP	Urban	Former Garage, High Street South	0.1	9	15/01801/FUL - Pending	Specific, unallocated BF Site	Y				5	4			9
Rushden	FTP	Urban	Land Adjacent Hayden Walk, Hayden Road	0.06	5	15/00972/FUL - Pending	Specific, unallocated BF Site	Y			5					5
Rushden	FTP	Urban	Rushden Hospital, The Drive	0.61	14	14/02238/FUL - Pending	Specific, unallocated BF Site	Y			7	7				14
Rushden	FTP	Urban	The Brethren Meeting Hall, Sartoris road	0.08	7	14/02378/OUT - Pending	Specific, unallocated BF Site	Y				4	3			7
Rushden	FTP	Urban	Station Road Garage	0.26	15	12/00462/RWL (Withdrawn)	Specific, unallocated BF Site	Y				8	7			15
Rushden	FTP	Urban	Former Toetectors Site, 60 Station Road, Rushden	0.12	5		Specific, unallocated BF Site	Y					5			5
Thrapston	RNOTP	Urban	Thrapston South (Phase 3)	2.3	75	12/01957/OUT - Pending	Adopted RNOT Allocation	N					35	40		75
Thrapston	RNOTP	Urban	Bridge Court, Bridge Street	0.08	5	15/01727/FUL - Pending	Specific, unallocated BF Site	Y				5				5
Thrapston	RNOTP	Urban	Charles Street	0.64	14	15/00086/FUL - Pending	Specific, unallocated BF Site	Y			7	7				14
Titchmarsh	RNOTP	Urban	Land North Of New Brook Farm, Islington	0.29	11	14/01350/FUL - Pending	Emergent DPD allocation	N		6	5					11

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

Warmington	RNOTP	Rural	Eaglethorpe Barns	0.87	12		Adopted RNOT Allocation	N							12	0
Warmington	RNOTP	Rural	Former Working Mens Club, 18-20 Chapel Street	0.31	9	15/01551/FUL (Refused)	Specific, unallocated BF Site	Y				5	4			9
Woodford	RNOTP	Rural	Garages Adjacent 12 The Leys	0.1	6	15/00811/FUL - Pending	Specific, unallocated BF Site	Y			6					6
									530	623	609	573	528	607	543	2940

Appendix 2: Housing delivery 2001-2016, compared to 1st Core Strategy (2001-11) and 2nd Core Strategy (2011-31)

	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	420	184	Start date for JCS (2011-31)
2012-13	420	248	
2013-14	420	313	
2014-15	420	459	
2015-16	420	530	Projected completions (housing land supply 2015-16)
TOTAL	6,645	6,197	



Appendix 3: Five year housing land supply calculations

Year	JCS Annual Requirement	Revised JCS Requirement + Shortfall made up in 5yr period	Revised Annual Requirement	Five Year Requirement 2015-20
2015-16	420	420	420	2,466
2016-17	420	493	493	
2017-18	420	493	493	
2018-19	420	493	493	
2019-20	420	493	493	
2020-21	420	493	493	
2021-22	420	420	420	
Total	2,520	2,886	2,886	

Completions 2011-14	745
Recorded completion 2014/15	459
Projected completion 2015/16	530
Total	1,734
JCS Requirement 1 April 2011 - 31 March 2016	2,100
Shortfall	366
Shortfall yearly requirement	73
Residual Requirement (2015-31)	6,666

Actual	
ENC Supply 2016-21	2,940
Windfall Allowance	205
Total Supply	3,145
ENC Requirement 2016-21	2,466
No. of Years Housing Supply	6.38

Required + 5% Buffer	
ENC Supply 2016-21	3,145
ENC Requirement 2016-21	2,589
No. of Years Housing Supply	6.07

Required +20%	
ENC Supply 2015-20	3,145
ENC Requirement 2015-20	2,959
No. of Years Housing Supply	5.31