

West Northamptonshire

Strategic Housing Land Availability
Assessment

Draft Report

Executive Summary

West Northamptonshire Joint Planning Unit
December 2009

1 *Executive Summary*

- 1.1.1 West Northamptonshire Joint Planning Unit has undertaken a Strategic Housing Land Availability Assessment (SHLAA), prepared in accordance with the Government's Planning Policy Statement 3: Housing and the Strategic Housing Land Availability Assessment: Practice Guidance. This document is a draft version of the SHLAA that is being made available to check whether there is any further information or evidence about sites assessed with or without potential for housing development, in West Northamptonshire. This document is accompanied by its sister documents, a draft Schedule of Site Assessments as well as a document on the Methodology that was used.
- 1.1.2 This assessment does not indicate or determine whether a site could be allocated for development. Instead, it is an evidence source to inform the development plan process as it provides background evidence on the possible availability of land from various sources within West Northamptonshire. It will be used to inform the Joint Core Strategy, which will consider the appropriate policy approach to deliver the housing requirement for Daventry, District, Northampton Borough and South Northamptonshire Councils. The Strategic Housing Land Availability Assessment will be monitored and updated. It will also provide appropriate evidence for the subsequent Site Allocations Development Plan Document.
- 1.1.3 The Strategic Housing Land Availability Assessment lists and maps sites proposed within West Northamptonshire that may have potential for housing development. Most of the sites are submissions from landowners and developers for possible future development. It is important to note they are **NOT** sites allocated for development. The decisions regarding which sites will actually be allocated will be made in the Local Development Framework documents that will be subject to full public consultation before any decision is made.
- 1.1.4 The Strategic Housing Land Availability Assessment includes estimates of housing potential on individual sites based on a density calculation taking account of identified site circumstances and constraints or developer estimates if considered reasonable. These are not based on detailed designs so should not be assumed as acceptable for the purposes of development control decisions and should not prejudice any decision that may be made on site potential at a later date.
- 1.1.5 The East Midlands Regional Plan, published in March 2009, identifies a requirement for 62,125 new homes to be built in West Northamptonshire in the period 2001 to 2026. At 1 April 2008, 13,781 dwellings had been built, leaving the Strategic Housing Land Availability Assessment to identify sites and broad locations with housing potential to accommodate the remaining 48,344 homes required to meet the East Midlands Regional Plan target.
- 1.1.6 The Strategic Housing Land Availability Assessment has assessed 885 specific sites with potential for housing inside, on the edge of and outside of existing settlements. Some 104 sites have not been included in the final assessments because they are either too small (being less than 10 units); have been developed for other uses; have been built before the start date of 1 April 2008; or are sites which overlap with other sites and so have been discounted to avoid duplication and double counting.

- 1.1.7 The remaining 781 sites have been assessed for their housing potential. In terms of location, 322 sites (41%) are within existing settlement boundaries, 389 (50%) are on the edge of existing settlements and 70 (9%) are outside existing settlements.
- 1.1.8 303 sites (39%) are considered to be suitable, available, achievable and therefore developable and/ or deliverable over the Regional Plan period. These have been called “Retained” sites. A further 281 sites (36%) are considered to have “Potential” for development, providing identified constraints can be overcome. The remaining 197 sites (25%) are not considered developable and have therefore been described as “Discarded” sites.
- 1.1.9 For the period 2008-2026, the retained sites could deliver 29,003 homes. The potential sites have the capability to deliver 85,903 homes over the same period. Combined together, the potential number of homes that could be delivered over the period is 114,906. It has also been assessed that beyond 2026 there could be a further 33,341 homes on potential sites.
- 1.1.10 Therefore the 584 sites that have been retained or are considered to have potential could provide some 148,247 new homes between 2008 and beyond 2026 under normal market conditions and if the building industry had capacity to deliver them at these rates. 21% (30,709) of these new homes could be provided within Northampton Borough including Grange Park, 42% (62,251) within South Northamptonshire District, excluding Grange Park, and 37% (55,287) within Daventry District. The East Midlands Plan identifies a separate dwellings figure for an area known as the Northampton Implementation Area (NIA) which includes neighbouring parts of Daventry and South Northamptonshire districts. This is why the dwelling provision figures for Grange Park have been included in Northampton Borough.
- 1.1.11 In terms of housing land supply, there are 9,892 dwellings from retained sites which could form the 5-year housing land supply for 2008-2013, which have been assessed as suitable, available and achievable and therefore deliverable. This figure includes dwellings with planning permission that have been assessed as being deliverable as part of the five year supply. There are also potential sites capable of delivering a further 5,373 dwellings during the five year period provided existing identified infrastructure and other constraints could be overcome.
- 1.1.12 It is anticipated that 17,880 dwellings from retained sites could be developable in the 5 to 10 year supply period for 2013-2018. Sites with potential could deliver a further 36,925 dwellings over this period.
- 1.1.13 It is anticipated that 1,231 dwellings from retained sites could be developable in the 10 to 15 year supply period for 2018 – 2023. Sites with potential could deliver a further 33,513 dwellings.
- 1.1.14 Beyond 2023, it is considered that all the retained sites could have been developed with a further 43,433 dwellings available from potential sites.
- 1.1.15 Overall, the 29,003 dwellings from retained sites for West Northamptonshire between 2008-2026 could provide nearly 12-years of the required supply as measured against the average yearly requirement from the Regional Plan of 2,485 dwellings, i.e. 62,125 dwellings divided by 25 years. Together, the retained and potential sites provide more than sufficient dwellings across the area to meet the overall need with the retained sites prominent in the first 10 years before the potential sites could be brought forward. The tables below set out the position in

relation to West Northamptonshire for the period April 2008 – 31 March 2021 and April 2008 – 31 March 2026.

Retained and Potential Sites Capacity- West Northamptonshire at 1 April 2008-31 March 2021

	Daventry District Council (Excluding the NIA)	Northampton Implementation Area (Including Northampton Borough Council)	South Northamptonshire Council (Excluding the NIA)	Total (West Northamptonshire)
Completions 2001-08	2,339	9,394*	2,048	13,781
Retained** Sites 2008-2021	12,359	8,321*	8,323	29,003
Total Completions and Retained Sites	14,698	17,715	10,371	42,784
Regional Plan Target 2001 - 2021	10,800	31,500	6,600	48,900
<i>Surplus/ Deficit against Regional Plan Target</i>	3,898	- 13,785	3,771	- 6,116
<i>Potential^ Sites 2008 - 2021</i>	20,620	15,820	28,577	65,017
<i>Total Surplus/Deficit</i>	24,518	2,035	32,348	58,901

* Includes Grange Park

** Retained sites are sites that are considered in this Strategic Housing Land Availability Assessment to be both available and achievable (see paragraph 8.2.1 of this report).

^ Potential sites are sites that may be suitable subject to resolving constraint issues, but are otherwise considered in this Strategic Housing Land Availability Assessment to be available and achievable.

Retained and Potential Sites Capacity – West Northamptonshire at 1 April 2008-31 March 2026

	Daventry District Council (Excluding the NIA)	Northampton Implementation Area (Including Northampton Borough Council)	South Northamptonshire Council (Excluding the NIA)	Total (West Northamptonshire)
Completions 2001-08	2,339	9,394*	2,048	13,781
Retained Sites 2008-2026	12,359	8,321*	8,323	29,003
Total Completions and Retained Sites	14,698	17,715	10,371	42,784
Regional Plan Requirement 2001 - 2026	Not Specified	40,375	Not Specified	62,125
<i>Surplus/ Deficit against Regional Plan Target</i>	Not Available	- 22,660	Not Available	-19,341
<i>Potential Sites 2008 - 2026</i>	28,378	20,437	37,088	85,903
<i>Total Surplus/ Deficit</i>	Not Available	- 2,223	Not Available	66,562

*Includes Grange Park

** **Retained sites** are sites that are considered in this Strategic Housing Land Availability Assessment to be both available and achievable (see paragraph 8.2.1 of this report).

^ **Potential sites** are sites that may be suitable subject to resolving constraint issues, but are otherwise considered in this Strategic Housing Land Availability Assessment to be available and achievable.

1.1.16 It should be noted that the Strategic Housing Land Availability Assessment does not make recommendations on which of these sites should be developed for housing, but makes a preliminary assessment of their suitability, availability and achievability, thereby determining their potential for accommodating housing in the future. As sites were not excluded on policy considerations, those sites deemed suitable at this stage, particularly those adjacent and outside the settlements, may not be necessarily appropriate for development because of the application of policy considerations and the settlement hierarchy to be determined by the Core Strategy.

1.1.17 The Strategic Housing Land Availability Assessment will be used to inform the preparation of the West Northamptonshire Local Development Framework, in particular the West Northamptonshire Joint Core Strategy and the West Northamptonshire Site Allocations Development Plan Document.