

West Northamptonshire

Strategic Housing Land Availability  
Assessment

Draft Report

West Northamptonshire Joint Planning Unit  
December 2009

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## 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 still 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 could 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**

	<b>Daventry District Council (Excluding the NIA)</b>	<b>Northampton Implementation Area (Including Northampton Borough Council)</b>	<b>South Northamptonshire Council (Excluding the NIA)</b>	<b>Total (West Northamptonshire)</b>
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.

## **2 SECTION ONE: Context and Approach of the Assessment**

### **2.1 National Policy Context**

- 2.1.1 The requirement to undertake a Strategic Housing Land Availability Assessment (the Assessment) is set out by Planning Policy Statement 3: Housing (PPS3). The Strategic Housing Land Availability Assessment Practice Guidance (the Practice Guidance), published in July 2007, sets out further guidance on an appropriate methodology for the assessment to identify land for housing and assess the deliverability and developability of sites.
- 2.1.2 A top priority of Government is to ensure that land availability is not a constraint on the delivery of more homes. In order to achieve this, Planning Policy Statement 3: Housing (paragraphs 54 – 59) requires Local Planning Authorities to:
- Identify specific, deliverable sites for the first 5 years of a plan that are ready for development;
  - Identify specific developable sites for years 6-10;
  - Indicate either specific developable sites or broad locations for future growth for years 11-15;
  - Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent sites being identified.
- 2.1.3 Planning Policy Statement 3: Housing requires Local Planning Authorities to prepare the Assessment in order to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed. The Assessment will be a key part of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes.

### **2.2 Regional Policy Context**

- 2.2.1 The West Northamptonshire Strategic Housing Land Availability Assessment considers land throughout the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils. West Northamptonshire includes the towns of Northampton, Daventry, Towcester and Brackley, as well as all of the villages and rural areas within the three Councils' administrative areas.
- 2.2.2 West Northamptonshire is part of the Milton Keynes and South Midlands Growth Area, identified by the Government in its Sustainable Communities Plan published in February 2003. The purpose of these areas is to provide for major growth. This means that parts of West Northamptonshire will have to provide for, and accommodate, significant change and development over the next 15-20 years.
- 2.2.3 The East Midlands Regional Plan, published in March 2009, makes provision for an additional 62,125 dwellings throughout the West Northamptonshire area between 2001 and 2026. Of these, 40,375 are to be provided in the Northampton Implementation Area (NIA) which includes all of Northampton Borough and neighbouring parts of Daventry and South Northamptonshire districts closest to Northampton. Up to 2021, the Regional Plan sets out a provision of 10,800 in

Daventry district (excluding the Northampton Implementation Area) and 6,600 in South Northamptonshire district (excluding the Northampton Implementation Area). From 2021-2026, the distribution of dwellings is not specified but the requirement is for 13,225 (1,775 per annum) dwellings to be provided in this period of which 8,875 will be in the Northampton Implementation Area with the remaining 4,350 (870 per annum) to be distributed between Daventry and South Northamptonshire Districts. Table 1 sets out the housing provision figures in more detail.

**Table 1: Regional Spatial Strategy Required Average Annual and Five Yearly Rates of Dwelling Provision to 2026 (five yearly figures are shown in brackets)**

	<b>2001-2006</b>	<b>2006-2011</b>	<b>2011-2016</b>	<b>2016-2021</b>	<b>Total 2001-2021</b>	<b>2021-2026</b>	<b>Total 2001-2026</b>
Daventry District (Excluding the NIA)	540 (2,700)	540 (2,700)	540 (2,700)	540 (2,700)	540 (10,800)	Not Specified	—
Northampton Implementation Area	1,300 (6,500)	1,450 (7,250)	1,775 (8,875)	1,775 (8,875)	1,575 (31,500)	1,775 (8,875)	40,375
South Northamptonshire (Excluding the NIA)	330 (1,650)	330 (1,650)	330 (1,650)	330 (1,650)	330 (6,600)	Not Specified	—
<b>Total: West Northamptonshire</b>	<b>2,170 (10,850)</b>	<b>2,320 (11,600)</b>	<b>2,645 (13,225)</b>	<b>2,645 (13,225)</b>	<b>2,445 (48,900)</b>	<b>2,645 (13,225)</b>	<b>62,125</b>

2.2.4 The Government Guidance states that the Assessment should preferably be carried out at the Sub-Regional level for separate Housing Market Areas. The West Northamptonshire Strategic Housing Market Area has been identified as such an area, and is the basis of regional policies.

### **2.3 Local Policy Context (West Northamptonshire Local Development Framework)**

2.3.1 The West Northamptonshire Emergent Joint Core Strategy was published for consultation in July 2009.

2.3.2 The final version of the Joint Core Strategy will include strategic allocated sites. The Strategic Housing Land Availability Assessment will help to inform the preparation of this document as well as the West Northamptonshire Site Allocations Development Plan Document.

## 2.4 Purpose of the Strategic Housing Land Availability Assessment

2.4.1 The primary role of the Assessment is to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

2.4.2 The Assessment aims to assist in the identification of sufficient land for at least the first 10 years of the Joint Core Strategy (once adopted) and ideally for 15 years after that. The Assessment identifies specific deliverable sites for the first five years of a plan, and specific developable sites and broad locations to meet the housing requirements for the remainder of the plan period and to enable the five year supply to be topped up.

2.4.3 **The identification of a specific site in the Assessment does not mean that the site will be allocated for housing development or given planning permission.** Any sites without planning permission identified in the Assessment would have to go through the normal planning process in order for housing development to take place. The overall purpose of the Assessment is to identify as many sites with housing potential in and around as many settlements as possible in the study area.

2.4.4 The Assessment will be a technical document only, but once completed and approved will form a key component of the evidence base and will be used to inform decisions on the future pattern of development and the allocation of land for housing. The assessment will help to identify:

- The recent pattern of housing development
- The choices available to meet the need and demand for more housing and provide a basis for making decisions about how to shape places in the future
- Whether action would need to be taken to ensure sites will become deliverable or whether plan policies need to be reviewed to enable identified sites to be developed for housing

## 2.5 Partnership Approach

2.5.1 The Guidance advocates a partnership approach to the preparation of the Assessment with regional planning authorities, Local Planning Authorities and key stakeholders such as house builders, working together to ensure a joined-up and robust approach. To that end a Strategic Housing Land Availability Assessment Advisory Panel has been established to assist in the process.

2.5.2 The Advisory Panel includes the Local Authorities, representatives of the house building industry, social landlords, local property agents, Homes and Community Agency (formerly English Partnerships), the Highways Agency, the Environment Agency and English Heritage. The Advisory Panel has assisted in the preparation of the methodology that underpins the Strategic Housing Land Availability Assessment and provided additional technical expertise when required as well as helping to

shape the approach taken. A list of those involved on the panel is included as Appendix 2 to the Methodology Paper.

2.5.3 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.

## **2.6 Outputs**

2.6.1 The outputs from this Assessment are:

- A list of sites with potential for 10 or more dwellings, with maps showing their locations and boundaries
- An assessment of the deliverability and developability of each identified site, including estimated timing of delivery
- The potential quantity of housing that could be delivered on each site
- Known constraints on the development of the identified sites
- Consideration of if and when these constraints could be overcome

2.6.2 In addition, the study will:

- Help to inform various housing options
- Provide support for the provision of a five year supply of specific deliverable sites
- Inform the preparation of a housing trajectory

2.6.3 All sites have been drawn on an Ordnance Survey map base at an appropriate scale to indicate their boundaries in accordance with paragraph 23 of the Guidance.

2.6.4 The Assessment covers the period to 2026 although phasing has been shown beyond this period where this applies to particular sites.

2.6.5 The base date for the Assessment is 1 April 2008.

2.6.6 The Assessment is not a one off study and will be updated annually as part of the Annual Monitoring Report process. This will enable the Assessment to remain a useful tool in planning for the delivery of housing.

## **2.7 Approach**

2.7.1 The Assessment has followed the approach outlined in Figure 3 of the Practice Guidance which has eight main stages as reproduced below. A copy of Figure 3 from the Practice Guidance is reproduced in this report as Figure 1 (page 14).

## **2.8 Stage 1: Planning the Assessment**

2.8.1 The Guidance recommends a number of management issues should be addressed at the outset of planning the assessment. The key local considerations were addressed as follows:

- *Consider if it is possible to carry out the assessment with other local planning authorities in the housing market area.* There is agreement between all the local planning authorities within West Northamptonshire that the Assessment should be undertaken jointly. This will provide a robust and credible source of evidence for the production of future local planning policies within the Joint Core Strategy and other Local Development Documents.
- *Use existing housing market partnerships to take forward the assessment.* There has been no previous housing market partnership in West Northamptonshire. The Strategic Housing Land Availability Assessment Advisory Panel was set up from new.

## **2.9 Involvement of Relevant Partners in the Partnership**

2.9.1 Northampton Borough, Daventry District and South Northamptonshire Councils, West Northamptonshire Development Corporation, Northamptonshire County Council, representatives from the development industry and other agencies such as the Environment Agency and English Heritage have been involved in creating the partnership approach to the Assessment.

## **2.10 Project Resources and Skills**

2.10.1 Officers from the West Northamptonshire Joint Planning Unit have led on the Assessment. Resources were also available from the respective Planning Policy teams at Daventry District, Northampton Borough and South Northamptonshire Councils as well as from West Northamptonshire Development Corporation and Northamptonshire County Council. Additional temporary planning staff were utilised as part of the desktop review and to undertake site surveys where required.

## **2.11 Management and Scrutiny Arrangements**

2.11.1 A Principal Planner in the West Northamptonshire Joint Planning Unit oversaw the co-ordination and day-to-day management of the project, with the Head of the West Northamptonshire Joint Planning Unit responsible for final decisions concerning the Assessment.

2.11.2 Planning Policy Managers from Daventry District, Northampton Borough and South Northamptonshire Councils provided input and scrutiny to the Assessment.

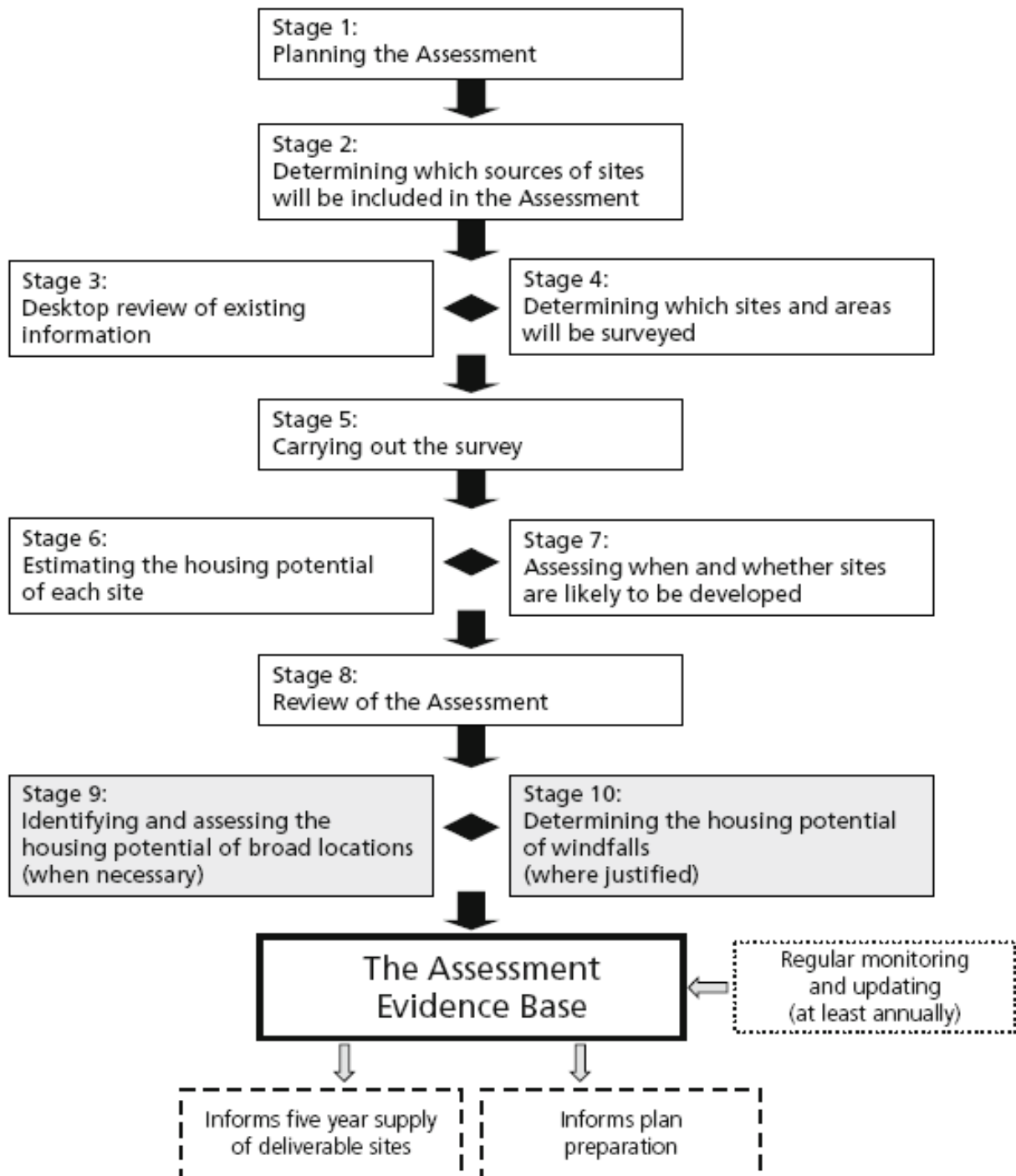
## **2.12 Ensuring Quality**

2.12.1 Quality has been ensured via consultation with other authorities and learning and updating based on best practice and through the above management arrangements.

### 2.13 Detailed Work Programme and Project Milestones

2.13.1 A detailed project plan including project milestones was prepared for undertaking the Strategic Housing Land Availability Assessment.

Figure 1: An Outline of the Assessment (Source: SHLAA Practice Guidance, July 2007, Page 9)



### **3 Stage 2: Determining Sources of Sites with Potential for Housing**

3.1.1 Sources of sites the Assessment should cover are listed in the Practice Guidance. In accordance with this, assessments were carried out on the following types of sites:

#### **3.2 Sites in the Planning Process**

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses and which could yield 10 or more dwellings
- Existing housing allocations and site development briefs
- Sites with outstanding permission for housing – outline and full permission
- Sites that are under construction for housing
- Planning applications under consideration at the time of the Assessment

#### **3.3 Sites Not Currently within the Planning Process**

- Vacant and derelict land and buildings
- Surplus public sector land
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including land as part of mixed use development
- Additional housing opportunities in established residential areas
- Large scale redevelopment and redesign of existing residential areas
- Sites in rural settlements and rural exception sites
- Urban extensions
- Sites included in representations made to the 2007 West Northamptonshire Joint Core Strategy Issues and Options document
- Sites submitted as part of the call for sites

#### **3.4 Sites and Areas Excluded**

3.4.1 The Practice Guidance identifies that the scope of the Assessment should not be narrowed by existing policies designed to constrain development. However, particular types of land or areas may be excluded where this is justified and agreed by the members of the partnership.

3.4.2 In applying the Practice Guidance to West Northamptonshire, consideration was given to the possible exclusion of sites from the assessment. It was determined that no such exclusions needed to be made and all sites would be assessed as West

Northamptonshire is a designated growth area. It is considered that particular sites, such as those within Flood Zones 3a and 3b, as defined by the Environment Agency, may be highly constrained. However to gain a comprehensive understanding of the land with potential for housing it was considered appropriate to include as much land as possible in the Assessment.

3.4.3 As Policy 11 of the East Midlands Regional Plan – Development in the Southern Sub-Area, in which West Northamptonshire falls, provides for development to be concentrated in or at planned extensions to existing urban areas, new free standing settlements were not considered as part of this Strategic Housing Land Availability Assessment.

## **4 Stage 3: Desktop Review of Existing Information**

4.1.1 All of the sites identified from sources in Stage 2 of the Assessment were initially reviewed and a preliminary assessment made of their suitability. During the desktop review all sites identified as suitable for survey were mapped and site details entered into a Microsoft Access database.

4.1.2 A total of 885 sites were considered during the desktop review. Of these 49 sites did not complete the assessment for the following reasons:

- 42 sites are considered to be too small, being less than 10 units
- 3 sites had recently been developed for non housing uses; and
- 4 sites had been completely built before the start date of April 2008.

4.1.3 As for the sites that were taken forward for further consideration, each distinct area of land was assigned a reference number, with each 'sub-site' put forward from different sources or promoters within the site area, assigned a different reference with a demonstrable link. This approach was taken to avoid situations where two or more sites contained areas that overlapped, and to ensure that the common area of land was only considered once to avoid double counting. The additional link ensured accurate assessment on the developability/ deliverability of the sites could be undertaken. A total of 55 sites overlapped with other sites. Whilst these were assessed, they were not included in the housing calculations to avoid duplication and double counting.

4.1.4 The following sources listed below were reviewed as part of Stage 3 to identify sites to be surveyed. It was the case that some sites came under several sources but were only considered once to avoid double counting.

## **4.2 Sites in the Planning Process**

4.2.1 Saved Local Plan Allocations (16 sites) – Sites allocated for employment or housing in a saved adopted local plan that had not come forward for development. Under the Planning and Compensation 2004, policies in Local Plans were saved for a 3 year period until 2007 after which time they were expected to be replaced by Local Development Framework Policies. Saved Local Plan policies and allocations are those which by virtue of a Secretary of State direction in 2007 are saved from expiry after the 3 year period has elapsed.

- 4.2.2 Planning Permissions (58 sites) – Sites of 10 or more dwellings where planning applications had been approved but not started or were under construction but not all the dwellings had been built by 1 April 2008.
- 4.2.3 Planning Refusals (13 sites) – Sites where planning permission had been refused, but which might come forward having overcome technical difficulties.
- 4.2.4 Local Plan Representations (142 Sites) - A number of sites were considered at the District-Wide Local Plan Inquiries in West Northamptonshire in the 1990s and subsequently rejected by the Local Plan Inquiry Inspectors. All such sites were identified and the Councils' records checked to ensure the sites had not come forward since. These sites were then identified for survey as part of this Strategic Housing Land Availability Assessment.
- 4.2.5 Broad Areas rejected at the Northamptonshire Structure Plan Examination in Public - A number of areas were considered at the Northamptonshire Structure Plan Examination in Public in 2000 and subsequently rejected by the Examination in Public Panel. All such areas were identified and the Councils' records checked to ensure the areas had not come forward since. These areas were then identified either as specific sites or as broad areas as part of this Strategic Housing Land Availability Assessment. They have been included either as Call for Sites, Issues & Options Representation or Miscellaneous.

### **4.3 Other Sources of Information**

- 4.3.1 Call for Sites (260 Sites) - From the 28 July to the 5 September 2008, the West Northamptonshire Joint Planning Unit advertised for expressions of interest from land owners and developers through a 'call for sites' which led to the submission of a number of sites.
- 4.3.2 Employment Land Reviews (17 Sites) - Only Northampton Borough Council has completed an Employment Land Review, identifying all sites that are recommended for release, based on Saved Northampton Adopted Local Plan Policy B12.
- 4.3.3 Joint Core Strategy Issues and Options Representations (58 Sites) - The publication of the West Northamptonshire Joint Core Strategy Issues and Options Paper in 2007 resulted in a number of representations being received that included sites that developers and landowners wished to see considered for development.
- 4.3.4 Urban Capacity Studies (259 Sites) - A search of each of the partner Local Authority's relevant urban capacity studies resulted in identification of an additional 259 sites over 10 dwellings or 0.25 hectares, from the following sources:
- 236 sites from the Northampton Borough Council Urban Housing Capacity Study (October 2003),
  - 3 from the South Northamptonshire Council's Towcester and Brackley Urban Capacity Study (September 2005); and
  - 20 from the Daventry Urban Capacity Study (January 2005)
- 4.3.5 These are the sites that are remaining from those studies as at 1 April 2008 which have not already got planning permission, been allocated or have been identified in other sources.

- 4.3.6 As clarified in the Guidance, the SHLAA is significantly different from an Urban Capacity Study in that an assessment has to be made to determine whether sites are genuinely available, developable and deliverable. Additionally a SHLAA should seek to identify other sites with potential for housing outside the urban areas.
- 4.3.7 Empty Property Register (0 Sites) - Relevant officers from the local planning authorities were contacted regarding empty properties and areas of poor quality housing that may be potential sites from each of the authorities' empty property register. No properties or clusters of properties were identified from this source as suitable for inclusion in the site assessment.
- 4.3.8 English House Condition Survey (0 Sites) - Relevant officers from the local planning authorities were contacted regarding potential sites from the English House Condition Survey. No houses or clusters of houses were identified from this source as suitable for inclusion in the site assessment.
- 4.3.9 Register of Public Sector Land (4 Sites) - The Homes and Communities Agency holds the Register of Surplus Public Sector Land. This source was checked and four sites identified which had not previously been identified. There are two sites in Daventry District, two in Northampton and none in South Northamptonshire.
- 4.3.10 Council Estates or Property / Asset Management departments (0 Sites) - Each Council was contacted directly and asked if they had any sites that they wanted to be assessed. All sites identified were already included in the Call for Sites.
- 4.3.11 Valuation Office Database (0 Sites) - The Valuation Office confirmed that they do not hold any records of vacant buildings. No sites were identified from this source.
- 4.3.12 Property Register (Regeneration Sites) (6 Sites) – This source comprised Industrial and commercial vacant property registers and commercial property databases. These were checked and six sites identified which had not previously been identified. There were three sites in each of Daventry and South Northamptonshire.
- 4.3.13 Miscellaneous (52 Sites) - A search of the National Land Use Database revealed two sites not previously identified, one located in Northampton and the other in Daventry. Ordnance survey maps and aerial photography were also examined to locate any sites which had not already been identified. Additional sites identified during this process, included sites overlooked on previous searches as well as suitable areas of land that fill in the gaps between previously identified/submitted sites following consultation with Senior Planning Officers in the various local authorities including the West Northamptonshire Development Corporation.
- 4.3.14 Large Scale Redevelopment and Redesign (0 Sites) - No sites or broad areas identified from this source.
- 4.3.15 Appendix 1 sets out a checklist of the sources of information that is specified by Figure 5 of the Guidance and how this SHLAA has addressed them.

## **5 Stage 4: Determining the Sites and Areas to be surveyed**

### **5.1 Geographic Coverage**

- 5.1.1 The sites identified from the desktop review of sources covered a wide geographical area ranging from within, on the edge of and outside existing settlements. All 885 sites identified in the desktop review of sources were located on Constraints Maps which listed the identified constraints likely to affect the sites. These constraints are

noted in the Methodology. All 885 sites were visited and photographs taken. This aided the robustness of the assessment by considering the impact of the constraints identified on the ground as well as updating held information on the site which was inconsistent or incomplete.

5.1.2 The site surveys also helped to identify further sites with potential for housing development that were not identified by the desktop reviews.

## **5.2 Site Size Threshold**

5.2.1 A minimum site threshold of 10 or more dwellings, or if this was not known, an area of 0.25 ha was used. This was based on the General Development Procedure Order 1995 and was determined to be a sufficient size threshold to meet the balance between comprehensiveness and the need for the SHLAA to remain strategic. All sites identified were assessed and where a site had been determined to be 'small', it has not been included in the final assessment. Appendix 2 sets out a list of the small sites that have not been included.

## **6 Stage 5: Carrying out the Survey**

### **6.1 Survey Team**

6.1.1 All those involved in the site surveys were briefed to ensure that they followed consistent practice in identifying sites and recording information. Surveyors were verbally briefed, and given a written copy of the SHLAA Methodology Paper. The SHLAA Methodology Paper is published separately as a sister document to this report.

### **6.2 Recording Site Characteristics**

6.2.1 A SHLAA Site Assessment Form was prepared to record information on identified sites. The final version is attached at Appendix 3. An initial version was piloted at the start of the process and as a result some minor changes were made. The Site Assessment Form was based on the requirements set out in Stages 6 and 7 of the Practice Guidance as discussed elsewhere in this report.

6.2.2 The SHLAA Site Assessment Form sets out:

- Site Details – location, size, owner, agent, developer and planning history.
- Suitability – policy restrictions, physical problems or limitations, potential impacts and environmental conditions.
- Availability – control and ownership of site, intention to develop and legal constraints.
- Achievability – market factors, cost factors and delivery factors.
- Conclusion of Assessment – deliverability/developability and phasing.

## 7 Stage 6: Assessing the Housing Potential of Each Site

- 7.1.1 The Practice Guidance recommends the estimate of housing potential of each identified site should be guided by the existing or emerging development plan, particularly in terms of local policies towards housing densities. Where a plan policy is out of date or does not provide a sufficient basis to make a local judgement, one approach to estimating potential is by sketching a scheme from scratch or by using relevant existing schemes as the basis for an outline scheme, adjusted to take account of individual site characteristics and physical constraints.
- 7.1.2 It was not considered feasible to sketch a scheme from scratch for every site particularly when the desktop review and site survey produced such a large and comprehensive number of sites, many of a small size.

### 7.2 Density Assumptions

- 7.2.1 The Practice Guidance also advocates an alternative less resource intensive approach of comparing the site with a sample scheme which represents the form of development considered desirable in a particular area. For sites without an existing estimate of potential housing, this was deemed to be the most appropriate approach in determining housing potential. This approach is also justified given the strategic level of assessment intended by the Assessment.
- 7.2.2 The Urban Design Compendium: Delivering Quality Places sets out the range of densities per hectare (ha) for different settings and locations. (This was first published in 2000 with a second edition published in 2007 by English Partnerships). This was adopted in the Methodology Paper, but has been adapted for the purposes of the Assessment as a single mid range figure for each location/setting/dwelling type. This is set out in Table 2 below. The density is determined by reference to the location, the setting of the site and the type of dwellings proposed.

**Table 2: Densities per hectare**

Location	Setting	Detached and Linked Houses	Terraced Houses & Flats	Mostly Flats
Northampton	Central	Not Applicable	200	295
	Urban	Not Applicable	115	220
	Suburban	40	47	100
Daventry, Towcester and Brackley	Central	Not Applicable	200	220
	Urban	Not Applicable	100	195
	Suburban	40	47	100
Other towns and Villages	Infill & Extensions	35	47	Not Applicable

### **7.3 Gross to Developable Area**

- 7.3.1 The estimation of housing potential was based on the net developable area of each identified site. Smaller sites will typically make use of existing roads and facilities, potentially enabling up to 100% of the site area to be developed for housing. However, the area for housing development on larger sites may be reduced through the provision of internal access roads and strategic open space/ green space or landscaping as well as to take account of other factors such as areas subject to flood risk, Tree Preservation Orders and woodland.
- 7.3.2 A gross to net ratio was applied in calculating the net developable area for sites identified in the Assessment. The Methodology Paper identified a range of percentages, based on considering examples from other areas where this work has been undertaken. This has been adapted to a single mid point percentage for the purposes of the Assessment as follows:
- 100% of the gross developable area for sites below 0.4 ha
  - 70% of the gross developable area for sites between and including 0.4 and 2ha
  - 50% of the gross developable area for sites over 2ha.

### **7.4 Yield Estimate**

- 7.4.1 A housing yield estimate was calculated by multiplying the appropriate density from Table 2 with the site's net developable area.
- 7.4.2 As part of the Call for Sites, developers were asked to supply an estimate of housing units for their respective sites. A common mistake amongst promoters/developers was to use gross rather than net areas for calculating densities which resulted in a much larger yield than would be practicable. Therefore the developer yield estimate was compared with the estimate derived from the site survey. The developers yield was used unless there was a significant divergence in which case an estimate as described in paragraph 7.4.1 above was used.

### **7.5 Yield Estimate Disclaimer**

- 7.5.1 As the estimate of housing potential for each site is not based on detailed designs, these estimates should not be assumed as acceptable for the purpose of development control decisions and should not prejudice a decision that may be made on the site at a later date.
- 7.5.2 Where developers have submitted designs, the yield estimates derived from these have been used only as an indicator of housing potential, as all the information required in order to undertake an accurate estimate is neither available nor required to make a strategic assessment of the sites housing potential. Where estimates are derived from developer submissions, again, these should not be assumed as acceptable for the purpose of development control decisions.

## 7.6 Stage 7: Assessing when and whether sites are likely to be developed

7.6.1 The Practice Guidance states at paragraphs 33 and 34 that assessment of the suitability, availability and achievability of a site will provide the information on which a judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development. To be considered:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan<sup>1</sup>; and
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time<sup>2</sup>.
- **Not currently developable** – where it is unknown when a site could be developed.

## 7.7 Stage 7a: Assessing Suitability for Housing

7.7.1 In accordance with PPS3 a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

7.7.2 Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability.

7.7.3 The sites were assessed for their suitability by reference to a wide range of factors such as:

- Policy restrictions – whether sites were previously developed or greenfield: whether sites were affected by natural or historic restrictions such as nature conservation/Tree Preservation Orders or listed buildings/conservation areas; whether development would create safe, secure and strong communities.
- Physical problems or limitations - highways, access, flood risk, contamination, hazardous risk, ground conditions / pollution and infrastructure.
- Potential impacts - natural environment, historic environment, landscape, green infrastructure and flood risk.
- Environmental conditions - noise, sustainable development, access to key services, facilities and jobs, access facilities, access to local bus service and access to local railway services.

7.7.4 *As sites were not excluded on policy considerations, it should be noted that those sites deemed suitable at this stage, particularly those on the edge and outside of*

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1 See Paragraph 54 PPS3.

2 See Paragraph 56 PPS3.

*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 Joint Core Strategy.*

## **7.8 Stage 7b: Assessing Availability for Housing**

7.8.1 A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems. The following were considered in assessing a site's availability for housing, now or in the future:

- Control and ownership of site,
- Intention to develop, and
- Legal constraints

7.8.2 Sites controlled by a housing developer who expressed an intention to develop through the Call for Sites were assumed to have no legal or ownership problems unless stated by the developer.

7.8.3 Where problems were identified with availability, then an assessment was made as to how and when they could realistically be overcome.

## **7.9 Stage 7c: Assessing Achievability for Housing**

7.9.1 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- market factors – existing uses, economic viability of existing use, adjoining land uses, market demand and abnormal costs;
- cost factors – infrastructure issues, funding; and
- delivery factors – phasing of development and infrastructure provision

7.9.2 For the purposes of this SHLAA, those sites which have an existing active use and which are not being promoted for redevelopment for housing were assessed as not available.

7.9.3 The views of developers and local property agents were used in assessing the achievability, as a more technical approach such as Residual Valuation Model was not considered necessary at this stage. Sites submitted and promoted by developers and agents were considered to be economically viable, unless significant problems were identified as part of the assessment. Where the cost of infrastructure constraints may threaten the site's economic viability, further information may be required to provide more accurate assessment. This should be provided by the developer.

7.9.4 In addition, the SHLAA Panel was asked to verify assumptions made by the JPU planning officers in relation to the achievability of sites. It should be noted that the suggested phasing of development, particularly in the case of large sites, was undertaken taking account of the current recession and this is likely to change over the plan period.

## **7.10 Stage 7d: Overcoming Constraints**

7.10.1 Where constraints were identified, the Assessment considered what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development.

7.10.2 In regard to some sites, it was concluded that further information was required, particularly in relation to overcoming infrastructure constraints before a site could be regarded as being achievable.

## 8 SECTION TWO: Summary Review of Housing Land Availability

### 8.1 Stage 8: Review of the Assessment

8.1.1 The East Midlands Regional Plan identifies a requirement for a minimum of 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; the completions for each district including the Northampton Implementation Area (NIA) are set out in Table 3, together with the Regional Plan target to 2021. The number of dwellings for Daventry and South Northamptonshire Districts from 2021 – 2026 have not been specified in the East Midlands Regional Plan, but 13,225 additional dwellings will have to be accommodated in West Northamptonshire of which 8,875 will be in the NIA. The figures for the NIA include Grange Park, which lies within South Northamptonshire District.

**Table 3: Housing Completions - West Northamptonshire 2001-2008**

	<b>Completions 2001-08</b>	<b>Regional Plan Target 2001- 2021</b>	<b>Surplus/ Deficit 2001-21</b>	<b>Regional Plan Target 2021-2026</b>	<b>Surplus/ Deficit 2001-26</b>
Daventry (Excluding the NIA)	2,339	10,800	- 8,461	Not Specified	Not Available
Northampton Implementation Area (including all of Northampton Borough)	9,394*	31,500	- 22,106	8,875	- 30,981
South Northamptonshire (Excluding the NIA)	2,048	6,600	- 4,552	Not Specified	Not Available
<b>Total West Northamptonshire</b>	<b>13,781</b>	<b>48,900</b>	<b>- 35,119</b>	<b>13,225</b>	<b>- 48,344</b>

\*Includes Grange Park

8.1.2 This leaves the SHLAA to identify sites and broad locations to accommodate the remaining 48,344 homes required to meet the East Midlands Regional Plan requirement. The NIA has yet to be defined but Paragraph 4.1.4 of the East Midlands Regional Plan states that it should include all of Northampton Borough and neighbouring parts of Daventry and South Northamptonshire Districts. That is why all the SHLAA sites have been identified by the local authority in which they are located, except for those in Grange Park, which have been included within the figures for the Northampton Implementation Area.

8.1.3 The SHLAA has assessed 885 specific sites with potential for housing inside, on the edge of and outside existing settlements. These sites came from the sources set out in Table 4.

**Table 4: Number of Sites by Source**

<b>Source</b>	<b>Ref</b>	<b>DDC</b>	<b>NBC</b>	<b>SNC</b>	<b>WN</b>
Saved Local Plan Employment and Housing Allocations	ALLO	1	8	7	16
Call For Sites	CFS	87	51	122	260
Employment Land Review	ELR	0	17	0	17
Joint Core Strategy Issues & Options Representations	IOREP	23	9	26	58
Miscellaneous	MISC	12	9	31	52
Planning Permissions	PLN	9	33	16	58
Surplus Public Sector Land	PSL	2	2	0	4
Planning Refusals	REF	5	4	4	13
Property Register (Regeneration Sites)	REG	3	0	3	6
Local Plan Representations	REP	16	7	119	142
Urban Capacity Studies	UCS	20	236	3	259
<b>Total Sites</b>		<b>177</b>	<b>376</b>	<b>332</b>	<b>885</b>

8.1.4 104 sites were removed from the assessment because they were either too small (being less than 10 units); had been developed for other uses; had been built before the start date of 1 April 2008; or were sites which overlapped with other sites and had therefore, been removed to avoid duplication and double counting.

8.1.5 The remaining 781 sites have been further assessed for housing development. Those that are considered developable and deliverable have been called “Retained Sites”. Those sites, which could come forward for development if identified constraints could be overcome and/or further information provided, have been called “Potential Sites”. A number of sites have been deemed “Discarded Sites” as they were not considered to be developable.

8.1.6 Yields from the various sources of sites are considered further below.

## **8.2 Retained Sites**

8.2.1 As discussed in Section 7a of this report, a site is considered suitable for housing development if it offers a suitable location for development and would contribute to

creating sustainable mixed communities. Where a suitable site has been identified as being both available and achievable, it has been categorised in this SHLAA as a Retained site. The retained sites include outstanding planning permissions on sites of 10+ units. All of these sites have been assessed and the numbers of dwellings left to be built as at 1st April 2008 have been recorded.

### **8.3 Potential Sites**

8.3.1 Other potential sites may be suitable subject to resolving constraint issues, but are otherwise available and achievable. These sites have been categorised in this SHLAA as Potential sites.

8.3.2 Together the Retained and Potential sites could supply 148,247 dwellings. The number of dwellings from the Retained sites, Potential sites as well as the Discarded sites for West Northamptonshire, each local authority and by source of site is set out in Table 5.

**Table 5: Number of Retained, Potential & Discarded Dwellings by Source**

<b>Dwellings</b>		<b>West Northamptonshire</b>			
<b>Name</b>	<b>Ref</b>	<b>Retain</b>	<b>Potential</b>	<b>Discard</b>	<b>Total</b>
Saved Local Plan Employment and Housing Allocations	ALLO	673	4,205	2,049	6,927
Call For Sites	CFS	16,784	50,450	677	67,911
Employment Land Review	ELR	344	709	338	1,391
Joint Core Strategy Issues & Options Representations	IOREP	5,793	38,205	178	44,176
Miscellaneous	MISC	782	11,348	963	13,093
Planning Permissions	PLN	2,946	39	0	2,985
Surplus Public Sector Land	PSL	286	124	0	410
Planning Refusals	REF	423	67	0	490
Property Register (Regeneration Sites)	REG	21	113	22	156
Local Plan Representations	REP	335	6,324	536	7,195
Urban Capacity Studies	UCS	616	7,660	6,247	14,523
<b>Total</b>		<b>29,003</b>	<b>119,244</b>	<b>11,010</b>	<b>159,257</b>

		Northampton Borough Council			
Name	Ref	Retain	Potential	Discard	Totals
Saved Local Plan Employment and Housing Allocations	ALLO	673	4,124	168	4,965
Call For Sites	CFS	2,327	5,515	204	8,046
Employment Land Review	ELR	344	709	338	1,391
Joint Core Strategy Issues & Options Representations	IOREP	1,954	6,743	0	8,697
Miscellaneous	MISC	319	1,759	186	2,264
Planning Permissions	PLN	1,805	39	0	1,844
Surplus Public Sector Land	PSL	10	17	0	27
Planning Refusals	REF	237	18	0	255
Property Register (Regeneration Sites)	REG	0	0	0	0
Local Plan Representations	REP	108	86	233	427
Urban Capacity Studies	UCS	544	3,378	6,018	9,940
<b>Total</b>		<b>8,321</b>	<b>22,388</b>	<b>7,147</b>	<b>37,856</b>

		South Northamptonshire Council			
Name	Ref	Retain	Potential	Discard	Totals
Saved Local Plan Employment and Housing Allocations	ALLO	0	81	911	992
Call For Sites	CFS	5,873	30,038	458	36,369
Employment Land Review	ELR	0	0	0	0
Joint Core Strategy Issues & Options Representations	IOREP	1,102	11,336	178	12,616
Miscellaneous	MISC	449	7,766	518	8,733

		<b>South Northamptonshire Council</b>			
<b>Name</b>	<b>Ref</b>	<b>Retain</b>	<b>Potential</b>	<b>Discard</b>	<b>Totals</b>
Planning Permissions	PLN	480	0	0	480
Surplus Public Sector Land	PSL	0	107	0	107
Planning Refusals	REF	120	0	0	120
Property Register (Regeneration Sites)	REG	0	113	0	113
Local Plan Representations	REP	227	4,577	199	5,003
Urban Capacity Studies	UCS	72	17	0	89
<b>Total</b>		<b>8,323</b>	<b>54,035</b>	<b>2,264</b>	<b>64,622</b>

		<b>Daventry District Council</b>			
<b>Name</b>	<b>Ref</b>	<b>Retain</b>	<b>Potential</b>	<b>Discard</b>	<b>Totals</b>
Saved Local Plan Allocations	ALLO	0	0	970	970
Call For Sites	CFS	8,584	14,897	15	23,496
Employment Land Review	ELR	0	0	0	0
Joint Core Strategy Issues & Options Representation	IOREP	2,737	20,126	0	22,863
Miscellaneous	MISC	14	1,823	259	2,096
Planning Permissions	PLN	661	0	0	661
Surplus Public Sector Land	PSL	276	0	0	276
Planning Refusal	REF	66	49	0	115
Property Register (Regeneration Sites)	REG	21	0	22	43
Local Plan Representations	REP	0	1,661	104	1,765
Urban Capacity Studies	UCS	0	4,265	229	4,494
<b>Total</b>		<b>12,359</b>	<b>42,821</b>	<b>1,599</b>	<b>56,779</b>

## **8.4 Site Location**

8.4.1 Sites have been located in relation to their nearest settlement in one of three categories.

## **8.5 Inside**

8.5.1 “Inside” is where the site is substantially surrounded by the existing settlement, at least on three sides. There were 322 sites identified as inside existing settlement boundaries. 166 were considered to be Retained (110 sites) or to have Potential (56 sites). It is estimated that these 166 sites could accommodate 12,121 dwellings (6,006 from Retained sites and 6,115 from Potential sites). 156 sites (yielding 6,509 dwellings) were not considered to be developable and were discarded.

## **8.6 Edge**

8.6.1 “Edge” is where the site has at least one side immediately adjacent to the existing settlement. There were 389 sites identified as on the edge of existing settlement boundaries of which 359 sites were considered to be Retained (171 sites) or to have Potential (188 sites). It is estimated that these 359 sites could provide 88,737 dwellings (19,337 from Retained sites and 69,400 from Potential sites). 30 sites (yielding 2,662 dwellings) were discarded.

## **8.7 Outside**

8.7.1 Outside is where the site is not attached to a settlement. There were 70 sites identified as outside existing settlement boundaries of which 59 sites were considered to be Retained (22 sites) or to have Potential (37 sites). It is estimated that these 59 sites could provide 47,389 dwellings (3,660 from Retained sites and 43,729 from Potential sites). 11 sites (yielding 1,839 dwellings) were not considered developable and were discarded.

8.7.2 Tables 6 (Sites) and 7 (Dwellings) set out the contribution from the various locations in more detail:

Table 6: Sites by Site Location for the whole of West Northamptonshire

Location	Retain	Potential	Discard	Total	%
Inside	110	56	156	322	41%
Edge	171	188	30	389	50%
Outside	22	37	11	70	9%
<b>Total</b>	<b>303</b>	<b>281</b>	<b>197</b>	<b>781</b>	<b>100%</b>
<b>%</b>	<b>39%</b>	<b>36%</b>	<b>25%</b>	<b>100%</b>	

Table 7: Dwellings by Site Location for the whole of West Northamptonshire

Location	Retain	Potential	Discard	Total	%
Inside	6,006	6,115	6,509	18,630	12%
Edge	19,337	69,400	2,662	91,399	57%
Outside	3,660	43,729	1,839	49,228	31%
<b>Total</b>	<b>29,003</b>	<b>119,244</b>	<b>11,010</b>	<b>159,257</b>	<b>100%</b>
<b>%</b>	<b>18%</b>	<b>75%</b>	<b>7%</b>	<b>100%</b>	

## 8.8 Stage 9: Identifying and Assessing the Housing Potential of Broad Locations

8.8.1 As part of the site identification process, the SHLAA identified areas and infill sites around settlements which were not promoted but which appeared logical areas or sites for development. These were assessed in the normal way and have been included in the Miscellaneous category.

## 8.9 Stage 10: Determining the Housing Potential of Windfall Sites (where justified)

8.9.1 Given the amount of identified sites, it is considered that there is no requirement or justification to determine the housing potential of windfalls in accordance with Stage 10 of the Guidance.

## 8.10 Housing Trajectory

8.10.1 The Guidance states that once the initial survey of sites and the assessment of their deliverability/ developability have been made, the housing potential of all sites can be collected to produce an indicative housing trajectory that sets out how much housing can be provided and at what point in the future. Those sites which are found to be deliverable/ developable have been collated to inform the housing trajectory for the period up to 2026.

8.10.2 The Indicative Housing Trajectory for West Northamptonshire 2001-2026 is set out in Appendix 4.

8.10.3 Some 104 sites of the 885 specific sites assessed 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 were sites which overlap with other sites which have been discounted to avoid duplication and double counting.

8.10.4 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.

8.10.5 303 sites (39%) are considered to be suitable, available, achievable and therefore deliverable within 5 years or developable beyond 5 years. These Retained sites would provide an estimated 29,003 homes. A further 281 sites (36%) are considered to have Potential for development for 119,244 homes providing that identified constraints can be overcome. The remaining 197 sites (25%) with potential for 11,010 homes are not considered developable and have therefore been discarded.

8.10.6 It is considered that if the development industry was able to achieve the build rates and no policy considerations applied the Retained sites have the capacity to provide:

- Approximately 2,826 homes between 2008-2011
- Approximately 19,905 homes between 2011-2016
- Approximately 6,272 homes between 2016-2021
- No further homes beyond 2021

8.10.7 Those sites assessed as having Potential have the capability (if the development industry was able to achieve the build rates and no policy considerations applied) to provide:

- Approximately 585 homes between 2008-2011
- Approximately 25,876 homes between 2011-2016
- Approximately 38,556 homes between 2016-2021
- Approximately 20,886 homes between 2021-2026
- Approximately 33,341 homes post 2026

8.10.8 Combined together if the development industry was able to achieve the build rates and no policy considerations applied, the Retained and Potential sites could provide:

- Approximately 3,411 homes between 2008-2011

- Approximately 45,781 homes between 2011-2016
- Approximately 44,828 homes between 2016-2021
- Approximately 20,886 homes between 2021-2026
- Approximately 33,341 homes post 2026

8.10.9 Therefore the 584 sites that have been Retained or are considered to have Potential could provide 148,247 new homes between 2008 and post 2026. 21% (30,709) of these new homes could be provided within Northampton Borough Council, 42% (62,251) within South Northamptonshire Council (excluding Grange Park) and 37% (55,287) within Daventry District. Details are set out in Table 8, showing Retained and Potential homes by Local Authority, in line with the Regional Plan timescales.

### **8.11 Assessing 5 years Supply (2008 – 2013)**

8.11.1 There are 9,892 homes on Retained sites that form the potential five-year housing land supply, which have been assessed as suitable, available and achievable. These are considered deliverable / developable.

8.11.2 There are also Potential sites capable of delivering 5,373 homes during the five year period provided that existing identified infrastructure and other constraints can be overcome.

### **8.12 Assessing 5 to 10 year Supply (2013 – 2018)**

8.12.1 17,880 homes are anticipated to be developable on Retained sites as part of the 5 to 10 year supply. Sites with Potential could deliver a further 36,925 homes over this period.

Table 8: Dwellings – Regional Plan timescales

Regional		2008-11	2011-16	2016-21	2008 - 21	2021-26	2008-26	2026>	Total
	No. of Years	3	5	5	13	5	18		
West Northamptonshire	Retain	2,826	19,905	6,272	29,003	0	29,003	0	29,003
	Potential	585	25,876	38,556	65,017	20,886	85,903	33,341	119,244
	<b>Total</b>	3,411	45,781	44,828	94,020	20,886	114,906	33,341	148,247
Northampton Borough	Retain	1,683	5,384	1,254	8,321	0	8,321	0	8,321
	Potential	394	6,069	9,357	15,820	4,617	20,437	1,951	22,388
	<b>Total</b>	2,077	11,453	10,611	24,141	4,617	28,758	1,951	30,709
Northants District	Retain	591	6,307	1,425	8,323	0	8,323	0	8,323
	Potential	91	12,573	15,913	28,577	8,511	37,088	16,840	53,928
	<b>Total</b>	682	18,880	17,338	36,900	8,511	45,411	16,840	62,251
Daventry District	Retain	552	8,214	3,593	12,359	0	12,359	0	12,359
	Potential	100	7,234	13,286	20,620	7,758	28,378	14,550	42,928
	<b>Total</b>	652	15,448	16,879	32,979	7,758	40,737	14,550	55,287

### 8.13 Assessing 10 to 15 year Supply (2018 - 2023)

8.13.1 1,231 homes are anticipated to be developable on Retained sites as part of the 10 to 15 year supply. Sites with Potential could deliver a further 33,513 homes over this period.

### 8.14 Beyond 2023

8.14.1 No homes could be developed on Retained sites in the period 2023 - 2026 with a further 10,092 homes considered on Potential sites.

8.14.2 No homes could be developed on Retained sites beyond 2026 with a further 33,341 considered on Potential sites.

8.14.3 Details are set out in Table 9, showing Retained and Potential dwellings by Local Authority, in line with a 5 year housing supply.

Table 9: Retained and Potential Dwellings – 5 Year Supply

		2008-13	2013-18	2018-23	2023-26	2008-26	2026>	Total
	<b>No of Years</b>	5	5	5	3	18		
<b>WN</b>	<b>Retain</b>	9,892	17,880	1,231	0	29,003	0	29,003
	<b>Potential</b>	5,373	36,925	33,513	10,092	85,903	33,341	119,244
	<b>Total</b>	15,265	54,805	34,744	10,092	114,906	33,341	148,247
<b>NBC</b>	<b>Retain</b>	3,652	4,569	100	0	8,321	0	8,321
	<b>Potential</b>	2,207	7,740	8,140	2,350	20,437	1,951	22,388
	<b>Total</b>	5,859	12,309	8,240	2,350	28,758	1,951	30,709
<b>SNC</b>	<b>Retain</b>	3,139	4,769	415	0	8,323	0	8,323
	<b>Potential</b>	1,969	18,006	13,158	3,955	37,088	16,840	53,928
	<b>Total</b>	5,108	22,775	13,573	3,955	45,411	16,840	62,251
<b>DDC</b>	<b>Retain</b>	3,101	8,542	716	0	12,359	0	12,359
	<b>Potential</b>	1,197	11,179	12,215	3,787	28,378	14,550	42,928
	<b>Total</b>	4,298	19,721	12,931	3,787	40,737	14,550	55,287

### 8.15 Not Developable

8.15.1 In addition to the above sites, a further 197 sites with a potential for 11,010 dwellings were assessed as being not developable and not included in the housing trajectory. These sites were affected by one or more of the following:

- Sites heavily constrained by Flood Zones 3a or 3b which were unlikely to be overcome.
- Sites where significant highway mitigation measures were required to overcome capacity constraints.
- Sites with severe access constraints or no access at all.
- Sites constrained by significant heritage impacts.
- Sites where an existing use was ongoing and which were not promoted for redevelopment.

8.15.2 These sites have been discarded at this stage but this does not rule them out altogether. They could be developed if the significant constraints identified could be overcome. It would be up to landowners/developers to demonstrate that this is the case.

## **8.16 Sufficiency of Identified Sites**

8.16.1 The East Midlands Regional Plan makes provision for an additional 62,125 dwellings throughout the West Northamptonshire area between 2001 and 2026. Of these additional dwellings, 10,800 are expected to be provided in Daventry District, 31,500 in the Northampton Implementation Area (including Northampton Borough) and 6,600 in South Northamptonshire between 2001 and 2021. The remaining 13,225 dwellings between 2021 and 2026 have yet to be distributed between the districts but the Regional Plan at Policy MKSM SRS Northamptonshire 2 states that 8,875 dwellings should be provided within the Northampton Implementation Area (NIA).

8.16.2 At 1 April 2008, 13,781 dwellings had been built, leaving the SHLAA to identify sites and broad locations with housing potential to accommodate the remaining 48,344 homes required to meet the East Midlands Regional Plan housing requirement for 2001-2026.

8.16.3 It is estimated that there is a total capacity for 29,003 dwellings on Retained sites that have been assessed as either deliverable or developable between 2008 and 2021 and no further dwellings from this source for the period 2021 – 2026. This gives a total figure of 29,003 dwellings for the period 2008 – 2026.

8.16.4 In terms of Potential sites, there is a total supply of 65,017 dwellings that could be delivered between 2008 and 2021 and a further 20,886 dwellings for the period 2021 – 2026. This gives a total figure of 85,903 that could potentially come forward for the period 2008 – 2026.

8.16.5 Combined together, the Retained and Potential Sites could provide a total of 94,020 dwellings between 2008 – 2021 and 20,886 dwellings between 2021 – 2026, giving an overall total of 114,906 dwellings between 2008 – 2026.

8.16.6 Tables 10 and 11 sets out the position in relation to the periods 2008 – 2021 and the overall plan period from 2008 – 2026.

Table 10: Housing Position in relation to Retained and Potential Sites - West Northamptonshire at 1<sup>st</sup> April 2008 – 31 March 2021

	Daventry District (Excluding the NIA)	Northampton Implementation Area(Including Northampton Borough)	South Northamptonshire District (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
Surplus/ Deficit Against Regional Plan Target	3,898	-13,785	3,771	- 6,116
Potential Sites 2008 - 2021	20,620	15,820	28,577	65,017
Total Surplus/ Deficit	24,518	2,035	32,348	58,901

\*Includes Grange Park

Table 11: Housing Position in relation to Retained and Potential Sites – West Northamptonshire at 1<sup>st</sup> April 2008 – 31 March 2026

	Daventry District (Excludes the NIA)	Northampton Implementation Area (inc Northampton Borough)	South Northamptonshire District (Excludes 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 Target 2008 - 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

8.16.7 As demonstrated in Table 10 above, there is a deficit of 6,116 homes identified in West Northamptonshire to meet the regional target in relation to Retained sites for the period 2008 – 2021.

8.16.8 However, sites for a further 65,017 homes have been identified that have the potential to be developed between 2008 and 2021 should the infrastructure constraints affecting them be overcome, and subject to policy considerations. If these sites were to be added to the totals, then the deficit becomes a surplus of 58,901 homes over the period.

8.16.9 In relation to the overall plan period of 2008 – 2026, as demonstrated in Table 11 there is a deficit of 19,341 homes identified in West Northamptonshire to meet the regional target in relation to Retained sites.

8.16.10 But sites for a further 85,903 homes have been identified that have the potential to be developed between 2008 and 2026. If these sites were to be added to the totals, then the deficit becomes a surplus of 66,562 homes over the period.

## **8.17 Risk Assessment**

8.17.1 The Guidance advises that an overall risk assessment should be made as to whether sites will come forward as anticipated. This will be undertaken following comments and further information received as a result of the consultation on the draft SHLAA.

## **8.18 Monitoring and Review**

8.18.1 Overall monitoring of housing delivery is undertaken in West Northamptonshire every year through each of the three Borough and District Councils' Annual Monitoring Report, which are a statutory part of the Local Development Framework.

8.18.2 This annual monitoring will include a review of the deliverability and developability of sites in this Assessment, including an evaluation of any changes in circumstances affecting sites. This will enable a revised Five Year Housing Land Supply to be prepared. Monitoring will include:

- Whether sites have been completed, or are now under construction;
- Whether sites are the subject of planning applications or permissions;
- Progress on any identified constraints which affect whether a sites is deliverable or developable;
- The identification of any new constraints;
- Whether any previously unidentified sites have come forward

8.18.3 A full review of the SHLAA is intended to take place every five years to coincide with the review of LDF plans.

Appendix 4 WEST NORTHAMPTONSHIRE INDICATIVE HOUSING TRAJECTORY

