West Northamptonshire

Strategic Housing Land Availability Assessment - Update

Final Report

January 2012
Contents

1 SECTION ONE: Executive Summary .................................................................................................................................................................................. 6

2 SECTION TWO: Context and Approach of the Assessment ........................................................................................................................................................................ 11

   2.1 National Policy Context ................................................................................................................................................................................... 11
   2.2 Regional Policy Context ................................................................................................................................................................................ 11
   2.3 Local Policy Context (West Northamptonshire Local Development Framework) ........................................................................................... 12
   2.4 Purpose of the Strategic Housing Land Availability Assessment ................................................................................................................... 13
   2.5 Partnership Approach ............................................................................................................................................................................... 14
   2.6 Outputs ................................................................................................................................................................................................................. 14
   2.7 Approach .............................................................................................................................................................................................................. 15

   2.8 Stage 1: Planning the Assessment ........................................................................................................................................................................... 15

   2.9 Involvement of Relevant Partners in the Partnership ................................................................................................................................................... 16
   2.10 Project Resources and Skills ........................................................................................................................................................................... 16
   2.11 Management and Scrutiny Arrangements ....................................................................................................................................................... 16
   2.12 Ensuring Quality .................................................................................................................................................................................. 16
   2.13 Detailed Work Programme and Project Milestones ........................................................................................................................................... 17

3 Stage 2: Determining Sources of Sites with Potential for Housing ............................................................................................................................... 18

   3.2 Sites in the Planning Process ............................................................................................................................................................................. 18
   3.3 Sites Not Currently within the Planning Process ................................................................................................................................................... 18
   3.4 Sites and Areas Excluded ....................................................................................................................................................................... 18

4 Stage 3: Desktop Review of Existing Information ....................................................................................................................................................... 19

   4.2 Sites in the Planning Process ............................................................................................................................................................................. 20
   4.3 Other Sources of Information .................................................................................................................................................................... 21

5 Stage 4: Determining the Sites and Areas to be surveyed ......................................................................................................................................................... 23

   5.2 Site Size Threshold ................................................................................................................................................................................ 23

6 Stage 5: Carrying out the Survey ........................................................................................................................................................................... 24

   6.1 Survey Team ...................................................................................................................................................................................... 24
   6.2 Recording Site Characteristics .................................................................................................................................................................. 24

7 Stage 6: Assessing the Housing Potential of Each Site ................................................................................................................................................................. 24

   7.2 Density Assumptions ............................................................................................................................................................................... 25
   7.3 Gross to Developable Area ........................................................................................................................................................................ 26
   7.4 Yield Estimate ...................................................................................................................................................................................... 26
   7.5 Yield Estimate Disclaimer ........................................................................................................................................................................ 26

8 Stage 7: Assessing when and whether sites are likely to be developed ................................................................................................................................................................. 27

   8.2 Stage 7a: Assessing Suitability for Housing ................................................................................................................................................... 27
   8.3 Stage 7b: Assessing Availability for Housing ....................................................................................................................................................... 28
   8.4 Stage 7c: Assessing Achievability for Housing .................................................................................................................................................. 29
   8.5 Stage 7d: Overcoming Constraints ................................................................................................................................................................. 30

9 SECTION THREE: Summary Review of Housing Land Availability ........................................................................................................................................................................ 31

   9.1 Stage 8: Review of the Assessment ................................................................................................................................................................. 31
   9.2 Classification “A” Sites ............................................................................................................................................................................... 33
   9.3 Classification “B” Sites ............................................................................................................................................................................... 34
   9.4 Site Location ...................................................................................................................................................................................... 38
   9.5 Inside .............................................................................................................................................................................................................. 38
   9.6 Edge .................................................................................................................................................................................................................. 38
   9.7 Outside .............................................................................................................................................................................................................. 38

9.8 Stage 9: Identifying and Assessing the Housing Potential of Broad Locations ................................................................................................................................................................. 39

9.9 Stage 10: Determining the Housing Potential of Windfall Sites (where justified) ................................................................................................................................................................. 40
West Northamptonshire Strategic Housing Land Availability Assessment
Final Report: January 2012

Contents

10 Housing Trajectory

10.2 Assessing 5 years Supply (2011 – 2016) ................................................................. 42
10.3 Assessing 5 to 10 year Supply (2016 – 2021) ......................................................... 42
10.4 Assessing 10 to 15 year Supply (2021 - 2026) ......................................................... 44
10.5 Beyond 2026 .......................................................................................................... 44
10.6 Not Developable .................................................................................................... 44
10.7 Sufficiency of Identified Sites ................................................................................ 44
10.8 Risk Assessment .................................................................................................... 46
10.9 Monitoring and Review ........................................................................................ 46

TABLES

Table 1 “A” and “B” Sites Capacity- West Northamptonshire at 1 April 2011- 31 March 2026 8
Table 2 Densities per hectare ......................................................................................... 25
Table 3 Housing Completions - West Northamptonshire 2001-2011 .................................. 31
Table 4 Number of Sites by Source ................................................................................ 32
Table 5a Number of “A”, “B”, “C” and “D” Dwellings by Source .................................. 34
Table 5b Number of “A” and “B” Dwellings by Source (Northampton Borough) .......... 35
Table 5c Number of “A” and “B” Dwellings by Source (South Northamptonshire) ....... 36
Table 5d Number of “A” and “B” Dwellings by Source (Daventry District) ................. 37
Table 6 Sites by Site Location ........................................................................................ 39
Table 7 Dwellings by Site Location ................................................................................ 39
Table 8 Dwellings – PSJCS Plan Timescales .................................................................. 43
Table 9 Retained and Potential Dwellings – 5 Year Supply ............................................ 45

FIGURES

Figure 1 An Outline of the Assessment ............................................................................ 17

APPENDICES

Appendix 1 Sources of Information – Published separately
Appendix 2 List of excluded small sites – Published separately
Appendix 3 SHLAA Site Assessment Form – Published separately
Appendix 4 Housing Trajectory 2001-2026 .................................................................... 49
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1 SECTION ONE: 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 the final version of the SHLAA containing all the results of the evidence about sites assessed with or without potential for housing development, in West Northamptonshire. This document is accompanied by its sister documents: Schedules of Site Assessments, as well as documents on the Methodology that was used, and the changes made from the 2009 Draft SHLAA.

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 Documents.

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. The Government has now repealed the requirement to have a Regional Spatial Strategy, and has announced its
intention to revoke the East Midlands Regional Plan itself in due course. This will leave local planning authorities to determine their housing requirement based on all the available evidence. The West Northamptonshire Pre-Submission Joint Core Strategy (PSJCS), published in February 2011, proposed a housing target of 50,150 new houses to be built in West Northamptonshire in the period 2001 to 2026. The reduction in the housing target reflects the impact of the recession on the local housing market, and the lack of housing completions expected until about 2016. At 1 April 2011, 16,358 dwellings had been built, leaving the Strategic Housing Land Availability Assessment to identify sites and broad locations with housing potential to accommodate the remaining 33,792 homes required to meet the West Northamptonshire Joint Core Strategy Pre-Submission target.

1.1.6 The Strategic Housing Land Availability Assessment has assessed 886 specific sites with potential for housing inside, on the edge of and outside of existing settlements. In addition, 28 new records have been added, mostly to reflect new planning applications on sites which were not submitted to the original SHLAA. 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 2011; or are sites which are under construction and the number of dwellings remaining is less than the SHLAA threshold of 10. Details of these sites are published as appendixes. There are many sites which overlap with other sites. These have all been included in the assessments, but care has been taken to ensure there is no duplication and double counting. The assessments make it clear where this overlapping exists and how the dwellings have been allocated and counted.

1.1.7 The remaining 810 sites have been assessed for their housing potential. In terms of location, 326 sites (40%) are within existing settlement boundaries, 407 (50%) are on the edge of existing settlements and 74 (9%) are outside existing settlements. There are further 3 records described as “Mixed” which relate to small sites with planning approval throughout the 3 local authority areas.

1.1.8 103 sites (13%) are considered to be suitable, available, achievable and therefore developable and/or deliverable within the first 5 years of the plan period. These have been classified as “A” sites, and include the 3 records for small planning consents. A further 204 sites (25%), classified as “B” sites, are considered to make up the pool of land which from which sites would be selected to meet the remaining requirement for development during the plan period, with a degree of certainty that identified constraints can be overcome. Some 354 sites (44%) are not considered available, achievable or developable (as submitted) within the
plan period and have therefore been classified as “C” sites. Finally, 149 sites (18%) have been classified as “D” sites and rejected completely.

1.1.9 For the period 2011-2026, the “A” sites could deliver 18,173 homes. The “B” sites have the capability to deliver a further 21,463 homes over the same period. Combined together, the potential number of homes that could be delivered over the period is 39,636. Therefore the 307 sites that have been classified as either “A” or “B” could provide some 39,636 new homes between 2011 and 2026 under normal market conditions and if the building industry has capacity to deliver them at these rates. 47% (18,648) of these new homes could be provided within Northampton Borough, 23% (9,020) within South Northamptonshire District, and 30% (11,968) within Daventry District.

1.1.10 In terms of housing land supply, the “A” classified sites broadly corresponds with the sites with the published 5 Year land supply data from the 3 partner Councils. It is anticipated that a further 10,050 dwellings from “B” classification sites could be developable in the 5 to 15 year supply period for 2016-2026, as set out in Table 1 below.

Table 1: “A” and “B” Sites Capacity- West Northamptonshire at 1 April 2011-31 March 2026

<table>
<thead>
<tr>
<th></th>
<th>Daventry District Council</th>
<th>Northampton Borough Council</th>
<th>South Northamptonshire Council</th>
<th>Total (West Northamptonshire)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2001-11</td>
<td>2,854</td>
<td>9,339</td>
<td>4,165</td>
<td>16,358</td>
</tr>
<tr>
<td>“A”(^1) Sites 2011-2026</td>
<td>3,037</td>
<td>12894</td>
<td>2,242</td>
<td>18,173</td>
</tr>
<tr>
<td>Small sites with planning permission 01/04/2011 (sites less that 10) (included in above)</td>
<td>350</td>
<td>450</td>
<td>500</td>
<td>1,300</td>
</tr>
</tbody>
</table>

\(^1\) “A” 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 for more detail).
Executive Summary

<table>
<thead>
<tr>
<th></th>
<th>Daventry District Council</th>
<th>Northampton Borough Council</th>
<th>South Northamptonshire Council</th>
<th>Total (West Northamptonshire)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Completions, Small sites and “A” Sites</td>
<td>5,891</td>
<td>22,233</td>
<td>6,407</td>
<td>34,531</td>
</tr>
<tr>
<td>Pre-Submission Joint Core Strategy Target 2001 - 2026</td>
<td>11,880</td>
<td>26,220</td>
<td>12,050</td>
<td>50,150</td>
</tr>
<tr>
<td>Surplus/Deficit against PSJCS Plan Target</td>
<td>-5,989</td>
<td>-3,987</td>
<td>-5,643</td>
<td>-15,619</td>
</tr>
<tr>
<td>“B” Sites 2011-2026</td>
<td>8931</td>
<td>5754</td>
<td>6778</td>
<td>21,463</td>
</tr>
<tr>
<td>Total Surplus/Deficit</td>
<td>2,942</td>
<td>1,767</td>
<td>1,135</td>
<td>5,844</td>
</tr>
<tr>
<td>% Surplus over PSJCS deficit</td>
<td>33%</td>
<td>11%</td>
<td>14%</td>
<td>17%</td>
</tr>
</tbody>
</table>

1.1.11 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 when any planning applications are made. The settlement hierarchy is to be determined through the future Development

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2 “B” 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.
1.1.12 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 subsequent Development Plan Documents being prepared by the partner councils.
2 SECTION TWO: Context and Approach of the Assessment

2.1 National Policy Context

2.1.1 The requirement to undertake a West Northamptonshire Strategic Housing Land Availability Assessment (the SHLAA) 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 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.

2.2.2 The SHLAA 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.
2.2.3 West Northamptonshire was 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 was to provide for major growth. This meant that parts of West Northamptonshire would have to provide for, and accommodate, significant change and development over the next 15-20 years. 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. The draft SHLAA, published in 2009 was prepared against this background. The Draft report can be seen on the Joint Planning Unit web site for comparison purposes.

2.2.4 The Government has revoked the requirement for the Regional Spatial Strategy and has announced its intention to revoke the East Midlands Plan. The responsibility for determining the housing requirement to be met will rest with the local planning authority, based on the best available evidence. The East Midlands Plan evidence base is one of the sources of evidence which must be taken into account.

2.2.5 The West Northamptonshire Joint Planning Unit has been preparing the Joint Core Strategy on behalf of the West Northamptonshire Joint Strategic Planning Committee, who considered and approved a Pre-Submission Joint Core Strategy for consultation in January 2011, and subsequently published in February 2011. This document is based on more recent evidence than the East Midlands Plan, and takes into account the impact of the recession on the housing market from 2008.

2.2.6 The Pre-Submission Joint Core Strategy is based on the premise that the maximum number of dwellings which can be developed between 2001 and 2026 is 50,150, and this is the figure upon which the percentages have been calculated.

2.3 Local Policy Context (West Northamptonshire Local Development Framework)

2.3.1 The West Northamptonshire Pre-Submission Joint Core Strategy was published for representations in February 2011.

2.3.2 The final version of the Joint Core Strategy will include strategic allocated sites. The SHLAA will help to inform the preparation of this document as well as the subsequent "lower order" Site Allocations Development Plan Documents.
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 SHLAA 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. The SHLAA identifies specific deliverable sites for the first five years of the Joint Core Strategy’s life, and specific developable sites and broad locations to meet the housing requirements for the remainder of the plan period and to enable the on-going 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 an adequate supply of sites with housing potential in and around as many settlements as possible in the study area.

2.4.4 This SHLAA is a technical document only, and 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 SHLAA 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 was established to assist in the process.

2.5.2 The Advisory Panel included 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 SHLAA 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 the final version of the SHLAA following the additional evidence collected following the publication of the Draft SHLAA in July 2009. This document is accompanied by its sister documents, a Schedule of Site Assessments as well as documents on the Methodology update that was used. All of these documents can be found on the West Northamptonshire Joint Planning unit web site www.westnorthamptonshirejpu.org.

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 whether these constraints could be overcome, and when;
- Schedules of other sites considered, with their assessments.

2.6.2 In addition, the study:

- Helps to inform various housing options;
- Provides support for the provision of a five year supply of specific
deliverable sites;
- Informs 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 2011.

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

2.7 Approach

2.7.1 The SHLAA 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 SHLAA should be undertaken jointly. This then provides a robust and credible holistic source of evidence for the production of future local planning policies within the Joint Core Strategy and its associated “lower order” 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 SHLAA 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 SHLAA.

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 SHLAA.

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

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.

2.12.2 An external review of the Draft SHLAA was commissioned, and the findings have been incorporated into the revised methodology used for this Final Report. A copy of this review is available on the Joint Planning Unit’s web site, www.westnorthamptonshirejpu.org.
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 SHLAA.

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 redevelopment 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 SHLAA 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 was 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 SHLAA.

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 SHLAA.

3.4.4 The final methodology has also considered national and regional policies on sustainable development, and this has been interpreted as set out in the Methodology Update paper, which may be downloaded from the West Northamptonshire Joint Planning Unit web site, www.westnorthamptonshirejpu.org.

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 914 sites were considered during the desktop review. Of these 104 sites did not complete the assessment for the following reasons:

- 48 sites are considered to be too small, being less than 10 units;
- 7 sites assessed as a part of the 2009 Draft SHLAA now have planning approval for less than 10 dwellings, thus making the site too small for inclusion in the SHLAA;
- 7 sites included in the 2009 Draft SHLAA are currently under construction and now have less than 10 dwellings remaining to be built; and
- 42 sites had been completely built before the start date for this Assessment of April 2011.

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 number of sites submitted overlapped with other sites. Whilst these were assessed, care has been taken with the housing calculations to avoid duplication and double counting, and the information provided as a part of the assessments show clearly where and how dwellings have been allocated between overlapping sites, and how they have been counted.

4.1.4 The 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. Please note, the figures below relate to the 810 sites assessed.

4.2 Sites in the Planning Process

4.2.1 Saved Local Plan Allocations (14 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 Act 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 (49 sites) – Sites of 10 or more dwellings where planning applications have been approved but not started or were under construction but not all the dwellings had been built by 1 April 2011.

4.2.3 Planning Refusals (10 sites) – Sites where planning permission had been refused, but which might come forward having overcome technical difficulties.

4.2.4 Local Plan Representations (128 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 SHLAA.

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 SHLAA. They have been included either as Call for Sites, Issues & Options Representation or Miscellaneous (please see below for explanations of these terms).

4.3 Other Sources of Information

4.3.1 Call for Sites (247 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 (59 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 at that time.

4.3.4 Urban Capacity Studies (218 Sites) - A search of each of the partner Local Authority’s relevant urban capacity studies resulted in identification of an additional 218 sites over 10 dwellings or 0.25 hectares, from the following sources:

- 199 sites from the Northampton Borough Council Urban Housing Capacity Study (October 2003),
- 2 from the South Northamptonshire Council’s Towcester and Brackley Urban Capacity Study (September 2005); and
- 17 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 2011 which have not already received planning permission, been allocated or have been identified in other sources.

4.3.6 As clarified in the Guidance, the SHLAA is 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 for redevelopment 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)** (5 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 authority areas.

4.3.13 **Miscellaneous** (55 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 are situated 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 886 sites identified in the 2008 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, available on the West Northamptonshire Joint planning Unit web site. All 886 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. The final 28 new records added as a result of planning approval, or other progress through the planning process, have not been visited. The granting of planning permission, and the other progress made, has been taken as adequate evidence that the sites are suitable and any potential constraints have been, or can be, overcome.

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 review. Appendix 2 sets out a list of the small sites that have not been included (Classification "W").
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, and the SHLAA Methodology Update Paper are published separately as sister documents to this report, and are available for download on the WNJPUs web site.

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 constraints 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. It is considered that the methodology used has been cautious in respect of the assumptions for assessing the housing potential on each site, and if anything, has generated an underestimate of capacity overall.

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 for this SHLAA.

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. It was subsequently modified in accordance with Paragraph 9.4 of the Methodology Update Paper. 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>
<thead>
<tr>
<th>Location</th>
<th>Setting</th>
<th>Detached and Linked Houses</th>
<th>Terraced Houses &amp; Flats</th>
<th>Mostly Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northampton</td>
<td>Central</td>
<td>Not Applicable</td>
<td>200</td>
<td>295</td>
</tr>
<tr>
<td></td>
<td>Urban</td>
<td>Not Applicable</td>
<td>115</td>
<td>220</td>
</tr>
<tr>
<td></td>
<td>Suburban</td>
<td></td>
<td>40</td>
<td>47</td>
</tr>
<tr>
<td>Daventry, Towcester and Brackley</td>
<td>Central</td>
<td>Not Applicable</td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Urban</td>
<td>Not Applicable</td>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Suburban</td>
<td></td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Other towns and Villages</td>
<td>Infill &amp; Extensions</td>
<td>30</td>
<td>30</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

Table 2: Densities per hectare
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 above 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 issue 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 management 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 prepare 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 management decisions.

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

8.1.8 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; 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.
- **Not currently developable** – where it is unknown when a site could be developed.

8.2 Stage 7a: Assessing Suitability for Housing

8.2.1 In accordance with PPS3: Housing, 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.

8.2.2 Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to

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3 See Paragraph 54 PPS3: Housing.
4 See Paragraph 56 PPS3: Housing.
assess whether circumstances have changed which would alter their suitability.

8.2.3 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. The 2012 Update includes a broad assessment of the sustainability of sites, particularly in and around the rural villages.

- **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.

8.2.4 As sites were not excluded on policy considerations (other than the broad assessment of the sustainability of sites outside towns), it should be noted that those sites deemed suitable at this stage, particularly those on the edge and outside of 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.

8.3 **Stage 7b: Assessing Availability for Housing**

8.3.1 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.

8.3.2 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.
8.3.3 Where problems were identified with availability, then an assessment was made as to how and when they could realistically be overcome.

8.3.4 Where sites have been carried forward from Representations made during the 1997 District/Borough Local Plan making process, these have not been considered to be readily available unless the landowner or agent has engaged in the evidence gathering and advised the Joint Planning Unit accordingly. The 2009 publication was, in part, expressly intended to obtain confirmed expressions of interest, and where these have been received this has been reflected in the updated SHLAA assessment.

8.4 Stage 7c: Assessing Achievability for Housing

8.4.1 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

8.4.2 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.

8.4.3 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. The re-assessments which have taken place between the 2009 Draft of the SHLAA and this Final report have taken account of the impact of the recession on house building, as set out in the Methodology Update Paper, available from www.westnorthamptonshirejpu.org. 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 where possible. The on-going Infrastructure Delivery Plan prepared as a part of the Pre Submission joint Core Strategy has also been used to inform achievability.
8.4.4 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.

8.5 Stage 7d: Overcoming Constraints

8.5.1 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.

8.5.2 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. This issue is
particularly relevant to some of the highway constraints relating to the
Strategic Road Network, and the sites which are expected to impact
significantly on that network. It was unclear as at 01/04/2011 how some
of these constraints could be overcome within the first 10 years of the
Plan period.
9 SECTION THREE: Summary Review of Housing Land Availability

9.1 Stage 8: Review of the Assessment

9.1.1 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. This is in the process of being replaced with the figure of 50,150 in the Pre-Submission Joint Core Strategy (PSJCS). At 1 April 2011, 16,358 dwellings had been built; the completions for each District/Borough are set out in Table 3 below, together with the PSJCS target to 2026.

<table>
<thead>
<tr>
<th></th>
<th>Completions 2001-11</th>
<th>PSJCS Target 2001-2026</th>
<th>Surplus/Deficit 2001-26</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daventry</td>
<td>2854</td>
<td>11,880</td>
<td>- 9,026</td>
</tr>
<tr>
<td>Northampton</td>
<td>9,339</td>
<td>26,220</td>
<td>- 16,881</td>
</tr>
<tr>
<td>Borough Council</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Northampt</td>
<td>4,165</td>
<td>12,050</td>
<td>- 4,552</td>
</tr>
<tr>
<td>Northamptonshire</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total West</td>
<td>16,358</td>
<td>50,150</td>
<td>- 33,792</td>
</tr>
</tbody>
</table>

9.1.2 This leaves this SHLAA to identify sites and broad locations to accommodate the remaining 33,792 homes required to meet the PSJCS requirement.

9.1.3 The SHLAA has assessed 914 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 below.
Table 4: Number of Sites by Source\textsuperscript{5}

<table>
<thead>
<tr>
<th>Source</th>
<th>Ref</th>
<th>DDC</th>
<th>NBC</th>
<th>SNC</th>
<th>WN Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saved Local Plan Employment and Housing Allocations</td>
<td>ALLO</td>
<td>1</td>
<td>8</td>
<td>7</td>
<td>16</td>
</tr>
<tr>
<td>Call For Sites</td>
<td>CFS</td>
<td>87</td>
<td>52</td>
<td>122</td>
<td>261</td>
</tr>
<tr>
<td>Employment Land Review</td>
<td>ELR</td>
<td>0</td>
<td>17</td>
<td>0</td>
<td>17</td>
</tr>
<tr>
<td>Joint Core Strategy Issues &amp; Options Representations</td>
<td>IOREP</td>
<td>23</td>
<td>10</td>
<td>26</td>
<td>59</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>MISC</td>
<td>12</td>
<td>14</td>
<td>32</td>
<td>58</td>
</tr>
<tr>
<td>Planning Permissions</td>
<td>PLN</td>
<td>12</td>
<td>45</td>
<td>24</td>
<td>81</td>
</tr>
<tr>
<td>Surplus Public Sector Land</td>
<td>PSL</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Planning Refusals</td>
<td>REF</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>13</td>
</tr>
<tr>
<td>Property Register (Regeneration Sites)</td>
<td>REG</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Local Plan Representations</td>
<td>REP</td>
<td>16</td>
<td>7</td>
<td>119</td>
<td>142</td>
</tr>
<tr>
<td>Urban Capacity Studies</td>
<td>UCS</td>
<td>20</td>
<td>230</td>
<td>3</td>
<td>253</td>
</tr>
<tr>
<td>Other</td>
<td>OTH</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Total Sites</td>
<td></td>
<td>183</td>
<td>390</td>
<td>341</td>
<td>914</td>
</tr>
</tbody>
</table>

9.1.4 104 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 2011. For more information see paragraph 9.1.7 below.

9.1.5 The remaining 810 sites have been further assessed for housing development. Those that are considered developable and deliverable have been classified “A” sites. This broadly equates to the published 5

\textsuperscript{5} As set out in Paragraphs 4.2 and 4.3 above
year land supply of our partner Councils. Those sites, which could come forward for development within the plan period if identified constraints could be overcome and/or further information provided, have been classified “B” sites.

9.1.6 A significant number of sites have been identified as having longer term potential for development i.e. outside the current plan period, and these have been classified as “C” sites. Furthermore, sites which are not considered suitable for development have been classified as “D” sites. Neither the “C” nor the “D” sites have been counted in any of the totals of potential land suitable for development.

9.1.7 Finally, there are the 104 sites which were included in the 2009 Draft SHLAA, but which have moved through the planning process and no longer can be counted as part of the strategic capacity. These sites have been retained as a part of the SHLAA record set in this assessment but have been classified as follows, and not included in any totals of available land, except as a part of the small sites with planning permission allowance where appropriate:

- “W” sites – These are sites which were too small, carried over from the 2009 Draft SHLAA;
- “X” sites – These are sites in the Draft SHLAA which have now been completed, and are now counted as a part of the completions record;
- “Y” sites – These are sites which are now below the threshold of 10 dwellings required for inclusion in the SHLAA. The reduction may have occurred because of the change in the density assumptions, or because a planning consent for less than 10 dwellings has now been obtained. In this latter case the dwellings will be counted as a part of the small planning permissions records;
- “Z” sites – This classification is for sites where the number of dwellings on the site exceeds 10, but the site is now under construction, and the number of dwellings left to complete is less than 10. The completed dwellings on these sites will show in the completion figures, and the outstanding dwellings will be a part of the small planning permissions records.

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

9.2 Classification “A” Sites

9.2.1 As discussed in Section 7a of this report above, 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 classification “A” site. The “A” sites include outstanding planning permissions on sites of 10+ units where more than 10 dwellings remain to be built. All of these sites have been assessed and the numbers of dwellings left to be built as at 1st April 2011 have been recorded.

9.3 Classification “B” Sites

9.3.1 The “B” Classification sites may be suitable for development subject to resolving constraint issues, but are otherwise available and achievable. These sites have been categorised in this SHLAA as “B” sites.

9.3.2 Together the "A" and “B” sites could supply 43,286 dwellings in total, of which 39,636 could be delivered by 2026. The number of dwellings from the “A” sites, “B” sites as well as the sites not considered suitable within the plan period (“C” and “D” sites) for West Northamptonshire, each local authority and by source of site is set out in Table 5. below

Table 5a: Number of "A", “B”, “C” and “D” Dwellings by Source

<table>
<thead>
<tr>
<th>Dwellings</th>
<th>West Northamptonshire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Ref</td>
</tr>
<tr>
<td>Saved Local Plan Employment and Housing Allocations</td>
<td>ALLO</td>
</tr>
<tr>
<td>Call For Sites</td>
<td>CFS</td>
</tr>
<tr>
<td>Employment Land Review</td>
<td>ELR</td>
</tr>
<tr>
<td>Joint Core Strategy Issues &amp; Options Representations</td>
<td>IOREP</td>
</tr>
</tbody>
</table>

<sup>6</sup> “C” and “D” sites capacity are based on the original capacity shown in the 2009 Draft. These have not been re-calculated based on the density changes in Table 2 above.
## Table 5b: Number of "A", and “B” Dwellings by Source (Northampton Borough)

<table>
<thead>
<tr>
<th>Name</th>
<th>Ref</th>
<th>&quot;A&quot;</th>
<th>&quot;B&quot;</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saved Local Plan Employment and Housing Allocations</td>
<td>ALLO</td>
<td>3727</td>
<td>100</td>
<td>3822</td>
</tr>
<tr>
<td>Call For Sites</td>
<td>CFS</td>
<td>4848</td>
<td>1534</td>
<td>6382</td>
</tr>
<tr>
<td>Employment Land Review</td>
<td>ELR</td>
<td>126</td>
<td>96</td>
<td>222</td>
</tr>
<tr>
<td>Joint Core Strategy Issues &amp; Options Representations</td>
<td>IOREP</td>
<td>176</td>
<td>1499</td>
<td>1675</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>MISC</td>
<td>950</td>
<td>141</td>
<td>1091</td>
</tr>
</tbody>
</table>
West Northamptonshire Strategic Housing Land Availability Assessment
Final Report: January 2012
Section Three: Summary Review of Housing Land Availability

<table>
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<td>474</td>
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<td>0</td>
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<td>Local Plan Representations</td>
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<td>Urban Capacity Studies</td>
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<td>1014</td>
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<td><strong>Total</strong></td>
<td></td>
<td>12,894</td>
<td>5754</td>
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**Table 5c: Number of “A”, and “B” Dwellings by Source (South Northamptonshire)**

<table>
<thead>
<tr>
<th>Name</th>
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<th>A</th>
<th>B</th>
<th>Totals</th>
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</thead>
<tbody>
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<td>0</td>
<td>0</td>
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<td>Call For Sites</td>
<td>CFS</td>
<td>1206</td>
<td>2357</td>
<td>3563</td>
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<td>Employment Land Review</td>
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<tr>
<td>Joint Core Strategy Issues &amp; Options Representations</td>
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## Table 5d: Number of “A”, and “B” Dwellings by Source (Daventry District)

<table>
<thead>
<tr>
<th>Name</th>
<th>Ref</th>
<th>A</th>
<th>B</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
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<td>0</td>
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<td>Call For Sites</td>
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<td>Surplus Public Sector Land</td>
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<td>0</td>
<td>0</td>
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<td>REF</td>
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<td>REP</td>
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<td>41</td>
<td>41</td>
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<tr>
<td>Urban Capacity Studies</td>
<td>UCS</td>
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<td>32</td>
<td>32</td>
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<td><strong>Total</strong></td>
<td></td>
<td>3037</td>
<td>8931</td>
<td>11968</td>
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</table>
9.4 Site Location

9.4.1 Sites have been located in relation to their nearest settlement in one of three categories. In addition, there is a further category (Mixed) for authority wide small sites with planning permission. This category contains 3 records with 1300 dwellings in classification “A” as set out in Table 6 below.

9.5 Inside

8.5.1 “Inside” means where the site is substantially surrounded by the existing settlement, at least on three sides. There were 326 sites identified as inside existing settlement boundaries. 65 were classified as “A” sites and a further 62 as classification “B”. It is estimated that these 127 sites could accommodate 9074 dwellings (4,879 from “A” sites and 4,195 from “B” sites).

9.6 Edge

9.6.1 “Edge” is where the site has at least one side immediately adjacent to an existing settlement. There were 407 sites identified as on the edge of existing settlement boundaries of which 35 sites were considered to be Classification “A” and a further 136 as classification “B”. It is estimated that these 171 sites could provide 24,230 dwellings (11994 from Classification “A” sites and 12,236 from Classification “B” sites).

9.7 Outside

9.7.1 “Outside” is where the site is not attached to a settlement. There were 74 sites identified as outside existing settlement boundaries of which 0 sites were considered to be Classification “A” and 6 as Classification “B”. It is estimated that these 6 Classification “B” sites could provide 5032 dwellings.

9.7.2 Tables 6 (Sites) and 7 (Dwellings) below set out the contribution from the various locations in more detail:
Table 6: No of Sites by Site Location for the whole of West Northamptonshire

<table>
<thead>
<tr>
<th>Location</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inside</td>
<td>65</td>
<td>62</td>
<td>179</td>
<td>20</td>
<td>326</td>
<td>40%</td>
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<tr>
<td>Edge</td>
<td>35</td>
<td>136</td>
<td>167</td>
<td>69</td>
<td>407</td>
<td>50%</td>
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<tr>
<td>Outside</td>
<td>0</td>
<td>6</td>
<td>8</td>
<td>60</td>
<td>74</td>
<td>9%</td>
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<tr>
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<td>Total</td>
<td>103</td>
<td>204</td>
<td>354</td>
<td>149</td>
<td>810</td>
<td>100%</td>
</tr>
<tr>
<td>%</td>
<td>13%</td>
<td>25%</td>
<td>44%</td>
<td>18%</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Table 7: No. of Dwellings by Site Location for the whole of West Northamptonshire

<table>
<thead>
<tr>
<th>Location</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Total</th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>Inside</td>
<td>4879</td>
<td>4195</td>
<td>8054</td>
<td>760</td>
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<td>Edge</td>
<td>11994</td>
<td>12236</td>
<td>24783</td>
<td>43315</td>
<td>91470</td>
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<td>Outside</td>
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<td>7184</td>
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<td>43288</td>
<td>29%</td>
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<tr>
<td>Mixed</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>1300</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>18173</td>
<td>21463</td>
<td>40286</td>
<td>75147</td>
<td>151146</td>
<td>100%</td>
</tr>
<tr>
<td>%</td>
<td>12%</td>
<td>12%</td>
<td>27%</td>
<td>50%</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

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

9.8.1 As part of the site identification process, the SHLAA identified areas and infill sites around settlements which were not being promoted for development by any party, but which appeared logical areas or sites for development. These were assessed in the normal way and have been included in the Miscellaneous category. However, there is one site which has been identified as a location for a Sustainable Urban Extension in the Pre-Submission Joint Core Strategy which was not an identified Draft SHLAA site. In the interests of consistency, this site has been added to the SHLAA, and its estimated yield has been included in the total and
trajectory below. This has been clearly identified so as to avoid any confusion.

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

9.9.1 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.

9.9.2 However, there are three special cases which the Joint Planning Unit considers should be notified and included within the SHLAA. These are:

- The first is the proposed allocation in the PSJCS of a Sustainable Urban Extension at Northampton West, comprising 750 dwellings in Daventry District, and 750 dwellings in South Northamptonshire District. This site is designed to meet the needs of Northampton, together with other SUE sites around Northampton, as these needs cannot currently be met within Northampton’s boundary. This site was not in the original SHLAA, but has been added to this version.

- The second relates to a number of regeneration areas in Central Northampton as identified in the Central Area Action Plan (CAAP). This plan is also at Pre-Submission stage. Within the plan there are a number of identified regeneration areas with specific housing targets, but not all have specific identified sites. Within these areas there are more SHLAA sites than required in the CAAP, and most of them have been classified as “C” as they are currently in active employment use. The number of dwellings which have not been allocated to specific sites amounts to 1000, and this has been added as a composite site.

- The advice from our independent review of the 2009 Draft was that we should add in the actual number of dwellings approved on sites of less than 10. This is particularly important for the first 5 years of the SHLAA period, where these will make a valuable contribution to the housing supply, and as they have planning consent, it is considered there is a realistic expectation that most will be implemented and delivered. This amounts to 1,300 across the 3 partner Councils, and these have been added as three sites, one for each District/Borough.

10 Housing Trajectory

10.1.1 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 have been 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 duly collated to inform the housing trajectory for the period up to 2026.

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

10.1.3 Some 104 sites of the 914 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 2011.

10.1.4 The remaining 810 sites have been assessed for their housing potential. In terms of location,
- 326 sites (40%) are within existing settlement boundaries,
- 407 (50%) are on the edge of existing settlements and
- 74 (9%) are outside existing settlements.

10.1.5 103 sites (13%) are considered to be suitable, available, achievable and therefore deliverable and developable within 5 years. These Classification “A” sites would provide an estimated 18,173 homes within the plan period. A further 204 sites (25%) are Classified as “B” sites and are considered to have potential for the development for 21,463 homes providing that identified constraints can be overcome. Some 354 sites (44%) with potential for 40,021 homes (Classification “C” sites) are not considered developable within the plan period (as submitted), but may be capable of being brought forward in the longer term and have therefore been discarded. Finally a further 149 (18%) sites are classified as classification “D” and are not considered to have potential for development as submitted.

10.1.6 It is considered that if the development industry was able to achieve the build rates and no site specific considerations applied the Classification “A” sites have the capacity to provide:
- Approximately 8,123 homes between 2011-2016
- Approximately 7,516 homes between 2016-2021
- Approximately 2,534 homes between 2021-2026
- A further homes 650 homes beyond 2026

10.1.7 Those sites assessed as being classification “B” have the capability (if the development industry was able to achieve the build rates and no planning policy considerations applied) to provide:
- Approximately 860 homes between 2011-2016
10.1.8 Combined together if the development industry was able to achieve the build rates and no policy considerations applied, the Classification “A” and “B” sites could provide:

- Approximately 8,983 homes between 2011-2016
- Approximately 19,473 homes between 2016-2021
- Approximately 11,180 homes between 2021-2026
- Approximately 3,650 homes post 2026

10.1.9 Therefore the 307 sites that have Classification “A” or Classification “B” could provide 39,636 new homes between 2011 and 2026. 47% (18,648) of these new homes could be provided within Northampton Borough Council, 23% (9,020) within South Northamptonshire Council (including Grange Park) and 30% (11,968) within Daventry District. Details are set out in Table 8, showing Classification “A” and “B” homes by Local Authority, in line with the Pre-Submission Joint Core Strategy Plan timescales.

10.2 Assessing 5 years Supply (2011 – 2016)

10.2.1 There are 8,123 homes on Classification “A” sites that form the potential five-year housing land supply, which have been assessed as suitable, available and achievable. These are considered deliverable / developable.

10.2.2 There are also Classification “B” sites capable of delivering 860 homes during the five year period provided that existing identified infrastructure and other constraints can be overcome.

10.3 Assessing 5 to 10 year Supply (2016 – 2021)

10.3.1 A total of 7,516 homes are anticipated to be developable on Classification “A” sites as part of the 5 to 10 year supply. Sites in Classification “B” could deliver a further 11,957 homes over this period.
### Table 8: Dwellings – PSJCS Plan timescales

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<th>PSJCS</th>
<th>2011-16</th>
<th>2016-21</th>
<th>2011-21</th>
<th>2021-26</th>
<th>2011-26</th>
<th>2026&gt;</th>
<th>Total</th>
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<td>10</td>
<td>5</td>
<td>15</td>
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<tr>
<td>&quot;A&quot;</td>
<td>8,123</td>
<td>7,516</td>
<td>15639</td>
<td>2534</td>
<td>18173</td>
<td>650</td>
<td>18823</td>
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<td>&quot;B&quot;</td>
<td>860</td>
<td>11957</td>
<td>12817</td>
<td>8646</td>
<td>21463</td>
<td>3000</td>
<td>24463</td>
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<td><strong>Total</strong></td>
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<td>19473</td>
<td>28456</td>
<td>11180</td>
<td>39636</td>
<td>3650</td>
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<tr>
<td>&quot;A&quot;</td>
<td>5096</td>
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<td>12894</td>
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<td>13544</td>
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<td>&quot;B&quot;</td>
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<td>2843</td>
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<td>650</td>
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<td>1771</td>
<td>6778</td>
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<td>8278</td>
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<td>7249</td>
<td>1771</td>
<td>9020</td>
<td>1500</td>
<td>10520</td>
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<td>7829</td>
<td>4139</td>
<td>11968</td>
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<td>13468</td>
</tr>
</tbody>
</table>
10.4 Assessing 10 to 15 year Supply (2021 - 2026)

10.4.1 A total of 2,534 homes are anticipated to be developable on Classification “A” sites as part of the 10 to 15 year supply. Sites classified as “B” sites could deliver a further 8,646 homes over this period.

10.5 Beyond 2026

10.5.1 A total of 650 homes could be developed on classification “A” sites in the period post 2026 with a further 3,000 homes considered on classification “B” sites.

10.6 Not Developable

10.6.1 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.

10.6.2 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.

10.7 Sufficiency of Identified Sites

10.7.1 The Pre-Submission Joint Core Strategy (PSJCS) makes provision for an additional 50,150 dwellings throughout the West Northamptonshire area between 2001 and 2026. Of these additional dwellings, 11,880 are expected to be provided in Daventry District, 26,220 in Northampton
10.7.2 At 1 April 2011, 16,358 dwellings had been built, leaving the SHLAA to identify sites and broad locations with housing potential to accommodate the remaining 33,792 homes required to meet the PSJCS housing requirement for 2001-2026.

10.7.3 It is estimated that there is a total capacity for 15,639 dwellings on Classification “A” sites that have been assessed as either deliverable or developable between 2011 and 2021 and a further 2,534 dwellings from this source for the period 2021 – 2026. This gives a total figure of 18,173 dwellings for the period 2011 – 2026.

10.7.4 In terms of Classification “B” sites, there is a total supply of 12,817 dwellings that could be delivered between 2011 and 2021 and a further 8,646 dwellings for the period 2021 – 2026. This gives a total figure of 21,463 that could potentially come forward for the period 2011 – 2026.

10.7.5 Combined together, the Classification “A” and “B” Sites could provide a total of 28,456 dwellings between 2011 – 2021 and 11,180 dwellings between 2021 – 2026, giving an overall total of 39,636 dwellings between 2011 – 2026.

10.7.6 Table 9 below sets out the position in relation to the periods 2008 – 2021 and the overall plan period from 2011 – 2026.

<table>
<thead>
<tr>
<th></th>
<th>Daventry District</th>
<th>Northampton Borough</th>
<th>South Northamptonshire District</th>
<th>Total (West Northamptonshire)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2001-11</td>
<td>2,854</td>
<td>9,339</td>
<td>4,165</td>
<td>16,358</td>
</tr>
<tr>
<td>“A” Sites 2011-2026</td>
<td>3,037</td>
<td>12,894</td>
<td>2,242</td>
<td>18,173</td>
</tr>
<tr>
<td>Total Completions and “A” Sites</td>
<td>5,891</td>
<td>22,233</td>
<td>6,407</td>
<td>34,531</td>
</tr>
<tr>
<td>PSJCS Plan Target 2001 - 2026</td>
<td>11,880</td>
<td>26,220</td>
<td>12,050</td>
<td>50,150</td>
</tr>
</tbody>
</table>
10.7.7 As demonstrated in Table 9 above, there is a deficit of 15,619 homes identified in West Northamptonshire to meet the PSJCS target in relation to Classification “A” sites for the period 2011 – 2026.

10.7.8 However, sites for a further 21,463 homes have been identified that have the potential to be developed between 2011 and 2026 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 5,844 homes. The combined supply of “A” and “B” sites will provide 39,636 dwelling, 17% over the requirement of 33,792 remaining to be found over the period.

10.8 Risk Assessment

10.8.1 The Guidance advises that an overall risk assessment should be made as to whether sites will come forward as anticipated. The associated SHLAA Background Paper, published alongside this SHLAA report fulfils this function. On-going risk assessment will be managed through the production of the annual monitoring reports, which will update delivery progress of the SHLAA sites on an annual basis.

10.9 Monitoring and Review

10.9.1 Overall on-going monitoring of housing delivery is undertaken in West Northamptonshire every year through each of the three Borough and
10.9.2 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 site is deliverable of developable;
- The identification of any new constraints;
- Whether any previously unidentified sites have come forward

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