

**West Northamptonshire Council
Northampton Local Plan Part 2
Residential Land Allocation
Statement of Common Ground**

This Statement of Common Ground represents the shared view of both West Northamptonshire Council (Northampton Area) and CC Town Planning (The Developer/ Landowner) in respect of housing delivery at the site identified in Part A below. It is intended to provide evidence to support the Council’s local plan allocation in the Northampton Local Plan Part 2.

**PART A – Information provided by West Northamptonshire Council
(Northampton area)**

Site Information	
Applicant / Developer	Clayson Country Homes
Agent	CC Town Planning
Address 1	Land to the west of Towcester Road
Address 2	Northampton
Address 3	
Contact	Ross Middleton
Email	ross.middleton@cctownplanning.co.uk

Planning Application Details (if applicable)	
Local Plan reference number	LAA1025
Reference Number	
Date Application Determined	
Number of Dwellings	180*
Full / Reserved Matters / Outline	

**Table 1 – Assumed completions (as of 31 March 2021) and future annual delivery
(Financial Years)**

Year	Number of Units	Notes
Completions		
To 31 st March 2021	0	
Future Delivery		
2021/2022	30	
2022/2023	40	
2023/2024	40	
2024/2025	40	
2025/2026	30	
2026/2027	0	
2027/2028	0	
2028/2029	0	

April 2029 onwards	0	
TOTAL	180	

PART B – To be completed by the Landowner / Developer

Please note that this response may be used in public documents

- i) Please indicate if Table 1 provides a realistic assumption of the number of units completed on this site at 31st March 2021.

NO

If NO, please state the number of dwellings completed to 31st March 2021: 0

- ii) Please indicate if Table 1 provides a realistic assumption of the expected number of dwellings to be built annually, April 2021 – March 2022, onwards.

YES

If NO, please state the alternative anticipated build-out rates in Table 2 below.

Table 2 – Alternative anticipated build-out rates provided by the applicant / developer (Financial Years)


Year	Number of Units	Notes – Please see additional comments below regarding site capacity
Future Delivery		
2021/2022		
2022/2023	30	30
2023/2024	40	40
2024/2025	40	40
2025/2026	40	40
2026/2027	30	40
2027/2028		40
2028/2029		
April 2029 onwards		
TOTAL	180	230

Please add any additional comments below:

The landowner is currently undertaking feasibility work in regard to the future development potential of the site. Whilst it is anticipated that the Council's calculation which has established the site's capacity has been carried out on a simple dwellings per hectare calculation, feasibility work progressed to this stage, with an appreciation of those emerging policies contained within the LP2, suggests that the site (as identified on the emerging proposals map) is capable of delivering 230 dwellings.


Clearly, this figure of 230 is not in alignment with the level of development identified within the emerging document. However, it is considered appropriate to highlight it at this stage to ensure that the emerging plan is flexible to enable an increased level of development.

Given the acute housing land supply issues faced by the Council at this time it is considered that the Towcester Road site will be a key contributor to the achievement of the housing trajectory in the early years of the plan and will provide part of a near term solution to meeting the housing land supply challenge.


Ross Middleton
CC Town Planning

On behalf of: Clayson Country Homes

Dated: 3rd June 2021


Richard Wood
Interim Head of Planning and Climate Change
Policy

pp. Jim Newton

Assistant Director (Growth, Climate and
Regeneration)

On behalf of: West Northamptonshire Council

Dated: 28/10/2021