

## 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 Duncan Investments Ltd, Vistry Homes Ltd and Portfutures (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)**

<b>Site Information</b>	
Applicant / Developer	Duncan Investments Ltd, Vistry Homes Ltd and Portfutures
Agent	Lichfields
Address 1	2 Cornwall Street
Address 2	Birmingham
Address 3	B3 2DX
Contact	John Kirby
Email	jon.kirby@lichfields .co.uk

<b>Planning Application Details (if applicable)</b>	
Local Plan reference number	LAA1102
Reference Number	N/2020/1627
Date Application Due to be Determined	19/08/21
Number of Dwellings	60
Full / Reserved Matters / Outline	WNN/2021/0029- OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR THE DEVELOPMENT OF UP TO 60NO DWELLINGS (USE CLASS C3), INCLUDING AFFORDABLE HOUSING WITH NEW VEHICULAR ACCESS, OPEN SPACE, CHILDREN'S PLAY AREA AND ASSOCIATED INFRASTRUCTURE

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

<b>Year</b>	<b>Number of Units</b>	<b>Notes</b>
<b>Completions</b>		
To 31 <sup>st</sup> March 2021	0	
<b>Future Delivery</b>		

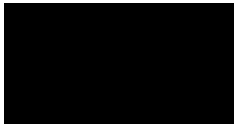
2021/2022	0	
2022/2023	0	
2023/2024	30	
2024/2025	30	
2025/2026	0	
2026/2027	0	
2027/2028	0	
2028/2029	0	
April 2029 onwards	0	
<b>TOTAL</b>	<b>60</b>	

## **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 31<sup>st</sup> March 2021.

Table 1 provides a reasonable assumption around build out rates given the current outline planning application and assuming that this is determined within the statutory determination period by the Council and which would enable a Reserved Matter application to be submitted in Q4 2021.



Richard Wood  
Interim Head of Planning and Climate Change Policy

On behalf of:

pp. Jim Newton  
Assistant Director (Growth, Climate and Regeneration)  
On behalf of: West Northamptonshire Council

Dated: 18/06/21

Dated: 28/10/2021