

## 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 Homes England (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	Homes England
Agent	
Address 1	The Green
Address 2	Great Houghton
Address 3	Northampton
Contact	Mark White
Email	[REDACTED]

Planning Application Details (if applicable)	
Local Plan reference number	LAA1098
Reference Number	
Date Application Determined	
Number of Dwellings	800
Full / Reserved Matters / Outline	

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

Year	Number of Units	Notes
<b>Completions</b>		
To 31 <sup>st</sup> March 2021	0	
<b>Future Delivery</b>		
2020/2021	50	
2021/2022	50	
2022/2023	100	
2023/2024	100	
2024/2025	100	
2025/2026	100	
2026/2027	100	
2027/2028	100	

2028/2029	100	
April 2029 onwards		
<b>TOTAL</b>	800	

## 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.

**YES**

If NO, please state the number of dwellings completed to 31<sup>st</sup> March 2021: \_\_\_\_\_

- 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.

**NO**

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
<b>Future Delivery</b>		
2021/2022	0	
2022/2023	0	
2023/2024	0	
2024/2025	0	
2025/2026	0	
2026/2027	50	
2027/2028	75	
2028/2029	100	
April 2029 onwards	575	
<b>TOTAL</b>	<b>800</b>	

**Please add any additional comments below:**

This information represents the current view of Homes England. Please note that the timing of the units forecast, is subject to change; delivery at The Green, Great Houghton may, subject to being able to overlap a number of stages of the development process, be brought forward by a year to deliver completions from 2025/26, on the same trajectory as above thereafter. Further information will follow in due course.



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Richard Wood  
Interim Head of Planning and  
Climate Change Policy

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Mark White  
Senior Manager Planning and Enabling

On behalf of: Homes England

Dated: 16/06/2021

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

Dated: 22/07/2022