

**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	Ransome Road
Address 2	
Address 3	Northampton
Contact	Mark White
Email	

Planning Application Details (if applicable)	
Local Plan reference number	LAA1139
Reference Number	
Date Application Determined	
Number of Dwellings	At least 200
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	0	
2022/2023	0	
2023/2024	70	
2024/2025	70	
2025/2026	70	
2026/2027	160	
2027/2028	65	

2028/2029	65	
April 2029 onwards	0	
TOTAL	500	

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.

YES

If NO, please state the number of dwellings completed to 31st 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
Future Delivery		
2021/2022	0	
2022/2023	0	
2023/2024	40	
2024/2025	40	
2025/2026	34	
2026/2027	50	
2027/2028	30	
2028/2029	30	
April 2029 onwards	276	
TOTAL	500	

Please add any additional comments below:

This information represents the current view of Homes England. Please note that the number of units forecast and their timing is subject to change; delivery on the Ransome Road site post 2027/2028 and beyond 194 completed units is subject, as is the site as a whole, to several technical constraints being overcome including flood risk.



Mark White



Richard Wood
Interim Head of Planning and Climate Change Policy

Senior Manager Planning and Enabling

On behalf of: Homes England

Dated: 16/06/21

pp. Jim Newton

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

Dated: 28/10/2021