

**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 Northampton Partnership Homes (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	Northampton Partnership Homes
Agent	Helen Town
Address 1	The Guildhall
Address 2	Northampton
Address 3	NN1 1DE
Email address	[REDACTED]
Planning Application Details (if applicable)	
Local Plan reference number	LAA0657
Reference Number	
Date Application Determined	
Number of Dwellings	140 (indicative)
Full / Reserved Matters / Outline	Pre-application stage; full application to be submitted July 2021

**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		
Future Delivery		
2021/2022	20	
2022/2023	20	
2023/2024	20	
2024/2025	20	
2025/2026	20	
2026/2027	20	
2027/2028	20	
2028/2029		
April 2029 onwards		
TOTAL		

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	<ul style="list-style-type: none"> Submission of detailed planning application Conclusion of planning,
2022/2023	0	Commencement of infrastructure works and ground works and start of housebuilding
2023/2024	72	Completion of phase one housebuilding
2024/2025	53	Completion of phase two housebuilding
2025/2026		
2026/2027		
2027/2028		
2028/2029		
April 2029 onwards		
TOTAL	125	Maximum number agreed at pre-application stage with the LPA

Please add any additional comments below:



Helen Town
 Assistant Director: Asset Management and Development

On behalf of:



Richard Wood
 Interim Head of Planning and Climate Change Policy
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 Jim Newton
 Assistant Director (Growth, Climate and Regeneration)

On behalf of: West Northamptonshire Council

Northampton Partnership Homes in capacity as
Development Agent for West
Northamptonshire Council Housing and
Communities Department
Dated: 03/11/2021

Dated: 22/07/2021