

**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 Network Rail (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	Network Rail
Agent	
Address 1	Hill Farm Rise
Address 2	East Hunsbury
Address 3	Northampton, NN4 9YE
Contact	Sue Wood
Email	[REDACTED]

Planning Application Details (if applicable)	
Local Plan reference number	LAA1100
Reference Number	
Date Application Determined	
Number of Dwellings	80
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>		
2021/2022	30	
2022/2023	30	
2023/2024	20	
2024/2025	0	
2025/2026	0	
2026/2027	0	
2027/2028	0	
2028/2029	0	

April 2029 onwards	0	
<b>TOTAL</b>	<b>80</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.

**YES / NO (Please delete as appropriate)**

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.

**YES / NO (Please delete as appropriate)**

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		
2022/2023		
2023/2024	35	
2024/2025	35	
2025/2026	30	
2026/2027		
2027/2028		
2028/2029		
April 2029 onwards		
<b>TOTAL</b>		

**Please add any additional comments below:**

NR's produced a master plan for 100 dwellings on the site. However, if we have to identify only 80 dwellings then pleased adjust to

23/24 = 30  
 24/25 = 30  
 25/26 = 20

  
 Richard Wood  
 Interim Head of Planning and Climate Change  
 Policy  
 PP

..... Mrs Sue Wood .....

On behalf of: Network Rail

Dated: 20/05/2021

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

Dated: 22/07/21