



South Northamptonshire Council

South Northamptonshire Local Plan
Monitoring Report No.12
(2004 – 2005)

Published September 2005

SECTION 1: INTRODUCTION

- 1.1 Local Planning Authorities are required to ensure that current development plans are kept 'up-to-date' and 'relevant'. In respect of determining planning applications and appeals, Planning Policy Guidance Note 1, General Policy and Principles states that:

"It is important that, once Plans are adopted or approved, they are kept up-to-date. Authorities need to have monitoring arrangements in place in order to decide when they need to bring forward proposals to alter or replace their existing plan. Positive steps should be taken on review to remove policies and proposals which, for varying reasons, have become out of date." (Paragraph 46)

- 1.2 PPG12 (Development Plans) issued in December 1999 requires local planning authorities to keep under review the matters which may be expected to affect the development or planning of their area. Policies and proposals should be expressed in a form that will facilitate monitoring and review. The Guidance indicates that local planning authorities should publish the results of plan monitoring on a regular basis. (Paragraphs 2.17 – 2.19).
- 1.3 PPG3 (Housing) issued in March 2000 considers that effective monitoring is essential to the strategy of maintaining an adequate supply of housing land and buildings for housing and to enable its planned release. The Guidance confirms the Government's commitment to a 'Plan, Manage and Monitor' approach towards housing monitoring and less emphasis on the 'five year land supply' system. Further information on this is contained in the Residential Land Availability Section of this report.

Monitoring Criteria

- 1.4 The following indicators have been chosen for monitoring purposes as they will enable the strategy to be evaluated over a period of time in a consistent manner and provide a base against which the Plan can be reviewed:

- (i) **South Northamptonshire Local Plan: Update**
This provides information on the progress made in the preparation of the Local Plan.
- (ii) **Northamptonshire County Structure Plan**
This provides information on the current situation regarding countywide planning policy.
- (iii) **Regional Spatial Strategy for the East Midlands**
This provides information on the recent changes to the regional planning guidance.
- (iii) **Residential Land Availability**
This will indicate any changes to the status of sites identified in the Plan for residential development including any new planning permissions or completions. Decisions relating to windfall (non-allocated) sites and the effectiveness of other policies relating to residential developments e.g. within village confines, in the open countryside and exceptions sites for affordable housing, will also be provided in order to indicate how effectively the authority is controlling and directing growth in the District.
- (iv) **Industrial Land Availability:**
This will indicate any changes to the status of sites identified in the Plan as suitable for employment land, including any new planning permissions or completions. As with residential availability, it is also important to monitor decisions on non-allocated sites to assess the effectiveness of other policies aimed at controlling and directing the development of employment land.
- (v) **The Use of and Effectiveness of Policies:**
A key factor in assessing the validity and relevance of the Local Plan is the

effectiveness of its policies when used in the determination of planning applications. Clearly some policies are used more regularly than others, in particular those general policies (e.g.; Policy G3) which are used in assessing the majority of applications.

(vi) **Appeal Decisions:**

Analysing appeal decisions from the Planning Inspectorate can monitor the robustness of the Plan. The weight, or otherwise, given to policies referred to in a decision letter can assist the Authority in identifying those policies which may require clarification or updating. This provides an independent assessment as to the effectiveness of policies.

(vii) **Local Plan Proposals**

Appendix H of this report provides a brief comment as to the progress towards implementation of the proposals contained in the Plan as at March 2005.

SECTION 2: SOUTH NORTHAMPTONSHIRE LOCAL PLAN

Status of the Plan

2.1 The South Northamptonshire Local Plan was formally adopted on 24 October 1997. The Plan covers the time period 1988 to 2006.

2.2 Following a successful High Court challenge in respect of land at the junction of the A422 and Towcester Road at Old Stratford the following policies are struck out ('quashed') from the Plan:

- Policy H1 and paragraphs 2.10 and 2.15
- Inset 70 (Old Stratford) and the Proposals Map as it affects the Inset.
- Policy G2, Policy EV2, Policy EV3 and paragraph 4.20, Policy H6 and paragraph 2.23 in so far as they affect the objection site.
- Policy H4 and paragraph 2.20, Policy RH1 and paragraph 12.1 to 12.5 in their entirety
- Chapter 13 as it relates to the Limited Development Villages

Chapter 13 sets out the inset maps and site development principles for the main proposals in the Local Plan.

Further information on the Local Development Framework can be obtained from the Council offices on 01327 322267.

2.3 The Council is preparing a Local Development Framework that, once completed, will replace the Local Plan. As part of this work the Council will be publishing a Local Development Scheme and Statement of Community Involvement after the new Planning and Compulsory Purchase Act (2004) came into force in September 2004.

SECTION 3: NORTHAMPTONSHIRE COUNTY STRUCTURE PLAN

Northamptonshire County Structure Plan Review

3.1 In March 2001, Northamptonshire County Council adopted the new County Structure Plan that covers the period 1996 to 2016.

High Court Challenge

3.2 Prior to the adoption of the Structure Plan, South Northamptonshire Council lodged a challenge to the Plan in the High Court in respect of the proposed Strategic Development Area to the south of Northampton. This Council considered that the County Council had not given due weight to findings of Northampton Borough Council's urban capacity study for Northampton, which was published prior to the adoption of the Structure Plan.

Information as to the content of this Plan can be found at www.northamptonshire.gov.uk/council/documents/countystruc/

3.3 The High Court found in favour of South Northamptonshire Council on 20 December 2001. Elements of six policies in the Structure Plan were consequently quashed when the matter was determined in the High Court on Friday 8 February 2002.

3.4 The policies affected by the High Court judgement are:

- Policy H1: Housing Requirement
- Policy H2: Urban Housing Requirement
- Policy IC1: Provision of Industrial and Commercial Development
- Policy SDA1: Strategic Development Area Proposals
- Policy T2: Integrated Transport Strategy Sub Areas
- Policy NPA1: Northampton Policy Area

3.5 The consequence of this is that there are no longer adopted policies for the apportionment of housing and employment provision for the three authorities in the Northampton Policy Area (these being Northampton, South Northamptonshire and Daventry). The two Strategic Development Areas proposed for Towcester and Daventry do, however, remain in the Structure Plan.

County Structure Plan Review

3.6 In March 2002 the County Council decided to carry out a full review of the Structure Plan and to

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roll it forward to 2021. Issues Papers were published in 2002 and the first Draft was expected in mid 2003. However the County Council have subsequently abandoned this review following the scrapping of Structure Plans in the Planning and Compulsory Purchase Act. Under the provisions of the Planning and Compensation Act (2004) the decision was made to 'save' the approved County Structure Plan. Policies contained in the document will be used for development control purposes for a further 3 years.

SECTION 4: REGIONAL SPATIAL STRATEGY

- Regional Spatial Strategy** 4.1 The **Regional Spatial Strategy for the East Midlands (RSS8)** was published on 17 March 2005. The purpose of the document is to provide a clear, agreed, long-term spatial vision for the region up to 2021. It replaces the Regional Planning Guidance for the region that was published in January 2002.
- 4.2 The Strategy covers the whole of the East Midlands including Northamptonshire and incorporates proposals for growth set out in the Milton Keynes and South Midlands Sub Regional Strategy (MKSM). The MKSM study examined the potential for growth over the period 2001 to 2031 in an area which has been identified by government as one of four main growth areas within or close to the South East. The Study has identified Northampton, Kettering, Wellingborough and Corby as potential locations for future growth.
- 4.3 RSS8 sets out proposed development in Northamptonshire and covers the period to 2021. The role of Northampton as a major population and employment centre is to be fostered by new transport infrastructure and facilities to support its anticipated future growth.
- 4.4 The Strategy carries considerable weight, as all the Council's development plan documents will be required to be in general conformity with the RSS. The RSS itself forms part of the 'development plan' and it will therefore be a potentially important consideration when determining planning applications.

SECTION 5: RESIDENTIAL LAND AVAILABILITY

Strategic Housing Allocation

Information relating to the year 2004/05 is shown in bold type throughout this report.

5.1 The first part of this section provides factual information on housing supply and demand in South Northamptonshire District. The second part considers the current residential land availability in the context of the current local plan and Regional Spatial Strategy for the East Midlands. The housing figures contained in this Strategy replace those contained in the County Structure Plan and will form the basis for this Council's new Local Development Framework.

Completions

5.2 Table 2 shows the number of housing completions in South Northamptonshire for each year since 1988. 595 houses were completed in the year. Appendix A shows a breakdown of these completions by Parish.

TABLE 2 – HOUSING COMPLETIONS (1988 – 2005)	
Local Plan (1988 – 2006)	
Year	Completions
1988 - 1989	469
1989 - 1990	246
1990 - 1991	274
1991 - 1992	321
1992 - 1993	204
1993 - 1994	409
1994 - 1995	354
1995 - 1996	440
1996 - 1997	556
1997 - 1998	636
1998 - 1999	462
1999 - 2000	515
2000 - 2001	576
Sub-total (1988– 2001)	5462
Milton Keynes and South Midlands Sub-Regional Strategy	
2001 – 2002	647
2002 - 2003	993
2003 - 2004	431
2004 - 2005	595
Sub-Total (2001-2005)	2666
Total (1988 – 2005)	8128

- 5.3 Since 1988 an annual average of 478 dwellings have been built in South Northamptonshire. Since 2001, the base date for the Milton Keynes and South Midlands Sub-Regional Strategy, there have been an average of 666 dwellings completed each year compared to the 330 required in the Strategy.
- 5.4 Table 3 provides further information on housing completions by analysing them by location. Of the 595 completions in the current year, 8.4% were in Brackley, 14.1% in Towcester, 32.1% in the rural areas and 45.4% related to the growth of Northampton. The reduced overall housing completion rate is due to the fact that most of the planned developments in Towcester and Brackley have been completed. Grange Park still accounts for almost half of the total completions in the District.

Table 3 – Housing Completions by Location (1988 – 2005)				
Local Plan (1988 – 2006)				
Year	Brackley	Towcester	Rural Areas	Northampton Growth
1988 - 1989	127	97	245	0
1989 - 1990	34	33	179	0
1990 - 1991	62	46	166	0
1991 - 1992	136	69	116	0
1992 - 1993	56	23	125	0
1993 - 1994	129	69	211	0
1994 - 1995	138	54	162	0
1995 - 1996	154	106	180	0
1996 - 1997	216	78	262	0
1997 - 1998	316	129	191	0
1998 - 1999	211	84	167	0
1999 - 2000	211	123	173	8
2000 - 2001	111	93	275	97
Sub-Total (1988-2001)	1901	1004	2452	105
Milton Keynes and South Midlands Sub-Regional Strategy				
2001 – 2002	92	54	352	149
2002 - 2003	65	77	224	627
2003 - 2004	9	92	74	256

2004 - 2005	50	84	191	270
Sub-Total (2001-2005)	216	307	841	1302
Total (1988- 2005)	2117	1311	3293	1407

Windfalls and Development of Brownfield land

(*) The housing allocations are quashed. (Refer to paragraphs 2.2 and 3.4)

- 5.5 The housing allocations (*) contained in the Local Plan (1988-2006) include a windfall allowance of 70 dwellings per annum to be built across the District. It is important to note that this allowance was for small windfall sites (sites of less than 5 dwellings) and covered both previously developed and greenfield sites.
- 5.6 For guidance purposes the County Structure Plan (1996-2016) includes a windfall allowance of 70 dwellings per annum between 1996 and 2006 and then a reduced figure of 50 per annum for the remainder of the Plan period. As with the Local Plan the allowance is for small windfall sites on both previously developed and greenfield sites.
- 5.7 Table 4 provides a breakdown of small windfall completions in the District since 1988. 70 dwellings on small windfall sites were completed in 2004–2005. The total of 1478 small windfall completions since 1988 is 25% above the Local Plan estimate.

Table 4: Small Windfall Completions (1988 – 2005)		
Local Plan (1988 – 2006)		
Year	Completions (cumulative total)	Anticipated Completion rate (cumulative figure)
1988 - 1989	176 (176)	70 (70)
1989 - 1990	122 (298)	70 (140)
1990 - 1991	102 (400)	70 (210)
1991 - 1992	55 (455)	70 (280)
1992 - 1993	76 (531)	70 (350)
1993 - 1994	75 (606)	70 (420)
1994 - 1995	88 (694)	70 (490)
1995 - 1996	107 (801)	70 (560)
1996 - 1997	102 (903)	70 (630)
1997 - 1998	63 (966)	70 (700)
1998 - 1999	73(1039)	70(770)
1999 - 2000	66(1105)	70(840)

2000 - 2001	55 (1160)	70 (910)
2001 - 2002	120 (1280)	70 (980)
2002 - 2003	76 (1356)	70 (1050)
2003 - 2004	52 (1408)	70 (1120)
2004 - 2005	70 (1478)	70 (1190)
Total (1988 - 2005)	1478	70 (1190)

5.8 Since the Local Plan was prepared Government guidance has changed the way that windfall sites are to be considered. Planning Policy Guidance Note 3 considers that windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop. The PPG considers that authorities should make specific allowances for all the different types of windfalls in their plans. Allowance should be made on the basis of examining past trends in windfalls coming forward for development and on the likely future windfall potential as assessed in a capacity study. The PPG indicates that no allowance should be made for greenfield windfalls.

5.9 As PPG3 indicates local authorities will be required to make specific allowances for windfall developments in future plans. Therefore instead of providing a windfall allowance based on small sites on both greenfield and previously developed land the new Local Development Framework will need to include an allowance for windfall sites of any size that may come forward on previously developed sites. In order to inform this work Table 6 provides a breakdown of the total number of planned and windfall completions since 1996 and a further breakdown of these on previously developed and greenfield land. Table 5 indicates that since 1996, 3072 completions (57%) were completed on planned sites with the remaining 2339 completions on windfall or 'unplanned' sites. Since 1996 there has been an annual average of 260 windfall completions in South Northamptonshire. Since 2000, 922 (90%) of the

windfall completions were on previously developed land.

- 5.10 The definition used in determining which developments are previously-developed and which are not is as follows:

'Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes and land in built up areas, which has not been developed previously. (E.g. parks recreation grounds and allotments- even though these uses may contain certain urban features such as paths, pavilions and other buildings).

- 5.11 Under this definition much of the development within the rural areas is classified as previously developed land. 101 of the 163 completions on previously developed land this year were in the rural areas.
- 5.12 Appendix B provides a Parish-by-Parish split of the 595 dwellings completed in 2004/05 on previously developed and greenfield land. This shows that 280 dwellings (47%) were developed on previously developed sites, this is higher than the county and regional target and exceeds previous years figures.
- 5.13 The Council has also been monitoring the development of previously developed land for the past five years and this has been analysed to provide an indication of possible future trends. Since the publication of PPG3, the emphasis given to the identification of potential previously developed sites that are suitable for development

has been enhanced, including for example the requirement on local authorities to prepare urban capacity studies.

5.14 Table 5 indicates that since 1997 a total of 1405 dwellings have been developed on 'previously developed' windfall sites (425 in the urban and 980 in the rural areas) irrespective of size. This equates to an average of 176 per annum across the district. (53 in the urban and 123 in the rural areas).

5.15 Despite the rural nature of South Northamptonshire and the restrictive policies in the rural areas the level of windfall development remains high. In accordance with PPG3 the number of windfall developments on greenfield sites has decreased significantly in recent years culminating in a zero figure in the last two years.

Year	Planned Completions	Windfall	Greenfield	Previously developed			Total
				Total	Urban	Rural	
1996-1997	87	469	Total	Total	Urban	Rural	556
1997-1998	137	499	222	277	141	136	636
1998-1999	271	191	70	121	26	95	462
1999-2000	354	161	76	85	4	81	515
2000-2001	345	231	60	171	7	164	576
2001-2002	363	284	16	268	63	205	647
2002-2003	756	237	21	216	90	126	993
2003-2004	327	104	0	104	32	72	431
2004-2005	432	163	0	163	62	101	595
Totals	3072	2339	465	1405	425	980	5411

Lapse Rates

5.16 Following consideration of the Inspector's Report, the South Northamptonshire Local Plan was modified to assume that an average of 5% of dwellings with the benefit of planning permission will lapse in any one year. Table 6 shows the annual lapse rate from 1988. The exceptional figure of 14.2% for 1991/92 is explained by two significant lapses at Brackley and Deanshanger. Both have subsequently been renewed. A net figure of 3 dwellings lapsed during this year. The lapsed consents by parish are listed at Appendix A.

Table 6: Annual Lapse Rate for South Northamptonshire (1988 – 2005)

Local Plan (1988 – 2006)	
Year	Lapse Rate
1988 - 1989	2.8%
1989 - 1990	1.6%
1990 - 1991	1.3%
1991 - 1992	14.2%
1992 - 1993	2.6%
1993 - 1994	3.2%
1994 - 1995	1.1%
1995 - 1996	3.5%
1996 - 1997	1.5%
1997 - 1998	1.2%
1998 - 1999	0.5%
1999 - 2000	0.4%
2000 - 2001	0.7%
2001 – 2002	0.2%
2002 - 2003	0%
2003 - 2004	1.1%
2004 - 2005	0.4%

Note: expressed as a % of dwellings with outstanding planning permission

Committed Development

The housing allocations in the Draft Sub Regional Guidance remain to be approved. (Refer to paragraph 4.6)

5.17 In addition to the dwellings, which have been completed in the District, it is also important to monitor those sites which were under construction or which had the benefit of unimplemented planning permission at the end of March 2005. The following tables analyse this information in the context of the current Local Plan and Regional Spatial Strategy. Although the strategic housing requirement contained in the current Local Plan is quashed this information is valuable in order to provide an indication of how the Council is meeting its identified housing needs, calculate the available housing land supply and in providing valuable information in considering how best to implement the strategic housing requirements of the new Regional Spatial Strategy . The tables include the current number of dwellings with outstanding planning permission (736).

Explanatory Note 1: The Local Plan (1988 – 2006) includes an allowance of 70 dwellings per annum to be built on small-unidentified sites. A small site is defined as one, which comprises less than 5 dwellings. With 1 years of the plan period left this totals 70 dwellings. 480 of the 736 dwellings with unimplemented planning permissions are small windfall sites. By subtracting this from the total allowed this gives a negative residual requirement. No allowance for windfall sites can therefore be made.

Table 7: Analysis of Net Residual Housing Requirement (South Northamptonshire Local Plan 1988 – 2006)	
March 2005	
a. Strategic Housing Allocation *	6,200
b. Completions (1988 – 2005)	8,108
c. Gross Residual Requirement (a-b)	-1,908
d. Outstanding planning permissions	736
e. Allowance for 'Windfall' sites	0
f. Remaining Local Plan Allocations	317
g. Net Residual Requirement (c-d-e-f)	-2961

* Quashed

	Table 8: Analysis of Net Residual Housing Requirement Draft Milton Keynes and South Midlands Sub-Regional Strategy (2001-2021)		
	2001-2011		2011-2021
	Grange Park	District	District
a. Strategic Housing Allocation	(1500) 150 p/a	(3300) 330 p/a	(3300) 330 p/a
b. Completions (2001-2005)	1302 ^{*1}	1364	0
c. Gross Residual Requirement (a-b)	198	1936	3300
d. Outstanding planning permissions	123	613	0
e. Allowance for 'Windfall' sites	0	600 ^{*2}	750 ^{*2}
f. Remaining Local Plan Allocations	0	117 ^{*3}	0
g. Net Residual Requirement (c-d-e-f)	75 ^{*1}	606	2550

^{*1} 105 dwellings were completed on the Grange Park site prior to 2001. The Strategy provides for 1500 dwellings to be built on the site by 2011. To date 1407 have been completed.

^{*2} This is estimated at 100 dwellings per year for the period up to 2011 and a reduced rate of 75 between 2011 and 2021. This is a cautious rate based on the information in paragraph 5.14

^{*3} There is an estimated 317 dwellings on remaining Local Plan allocations. However one site at Wootton Fields is no longer considered to be in accordance with Planning Policy Guidance Note 3 and a planning application would be unlikely to be supported by this Council.

- 5.19 The Regional Spatial Strategy proposes that 8,100 dwellings be built in South Northamptonshire between 2001 and 2021. 1500 of these are to be at Grange Park to help meet the growth needs of Northampton. This development is well ahead of the Plan's schedule and will be developed before 2011. The remaining 3300 dwellings are to meet the growth needs of the District as a whole up to 2011. By subtracting the number of dwellings completed in the District (1364) from the strategic housing requirement (3300) this gives a gross residual requirement of 1936. This is the number of dwellings that will need to be built between 2005 and 2011 in order to meet the strategic requirement.
- 5.20 However, there are currently 736 dwellings with the benefit of outstanding planning permission. In addition it is estimated that an additional 100 dwellings per annum will come forward from previously developed windfall sites. This is a cautious estimate based on paragraph 5.14 of this Report that indicates that there has been an average of 176 windfalls on previously developed sites since 1997. This estimate will be monitored and amended as appropriate. There is also capacity for approximately 117 dwellings on remaining local plan allocations within Towcester and Brackley. Deducting these from the gross residual requirement gives a net residual figure of 606 dwellings. (1936-613-600-117)
- 5.21 Table 9 provides an analysis of the current status of the Local Plan housing allocations. It shows that 20 dwellings in Towcester, 97 at Brackley, and 200 at Wootton Fields are identified on sites that do not have planning permission. In total the capacity of all the remaining local plan sites is 317 dwellings.

Table 9: Analysis of Remaining Local Plan Housing Allocations (2005)	
	March 2005
Towcester	20
Brackley	97
Limited Development Villages	0
Wootton Fields	200 ^{*1}

Totals	317
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*1 There is an estimated 317 dwellings on remaining Local Plan allocations. However one site at Wootton Fields is no longer considered to be in accordance with Planning Policy Guidance Note 3 and a planning application would be unlikely to be supported by this Council.

Housing Land Supply and Demand

Explanatory Note 1:

This requirement excludes the 1500 dwellings required to meet the growth of Northampton as this already has the benefit of planning permission and does not form part of the housing required to meet the needs of South Northamptonshire District.

5.22 Tables 10 and 11 show the current housing land demand and supply in the District based on the Regional Spatial Strategy requirement of 8,100 dwellings between 2001 and 2021. The housing required to meet the needs of the District is 6,600 dwellings or an average annual requirement of 330 dwellings per year. Table 11 shows that there is a 3.4 year supply of housing land currently available in the District. This is calculated by dividing the total supply (1124) by the average annual rate required to meet the strategic requirement. (327). The figures demonstrate that there is sufficient housing land available within the District to meet the housing needs of the District prior to the completion of the new Local Development Framework. A detailed site-by-site analysis of how this supply figure is calculated can be found in Appendix C.

5.23 In addition to the housing required to meet the District's own needs the Regional Spatial Strategy also includes 1,500 dwellings to meet the growth needs of Northampton. This requirement is being met with the development at Grange Park. The Strategy requires the development to be completed by 2011 at an annual average of 150 dwellings per year. Table 11 sets out the current position in respect of this development and shows that there is sufficient supply to meet requirements well within the prescribed timeframe.

Demand	Period	Number
a. Strategic allocation	2001-2021	6600
b. Completions	2001-2005	1364
c. Remaining requirement	2005-2021	5236
d. Average annual requirement (c/16 years)	2005-2021	327

e. 5 year demand (d x 5 years)	2005-2010	1635		
Supply	Assessed Dwelling Production			
	2005 - 2006	2006 – 2008	2008 - 2010	5 year
Sites with Permission	217	203	137	557
Windfall Sites	100	200	200	500
Potential Development Areas	0	0	67	67
TOTALS	317	403	404	1124

Table 11: Housing Demand and Supply at March 2005 (Grange Park)				
Demand	Period	Number		
a. Strategic allocation	2001-2011	1500		
b. Completions	To 2005	1302(1407)		
c. Remaining requirement	2005-2011	198(93)		
d. Average annual requirement (c/6 years)	2005-2011	33(15)		
Supply	Assessed Dwelling Production			
	2005 - 2006	2006 – 2008	2008 - 2010	5 year
Sites with Permission	100	23	0	123
TOTALS	100	23	0	123

() Figures in brackets include the development which predates the Regional Spatial Strategy

5.24 The Council has introduced a PPG3 statement of conformity to accompany all planning applications for new residential development. Table 12 provides information on the size of dwelling and density of development for 249 dwellings that received detailed planning permission during the year that monitoring information was available.

Table 12: PPG3 Monitoring (2004-2005)						
Size of Development (Number of dwellings)	Dwelling Size (bedrooms)					Density (dwellings per Hectare*)
	1	2	3	4+	Totals	
Less than 5	15	22	33	56	126	14.8

5 – 10	3	12	8	7	30	15.9
More than 10	0	15	32	46	93	38.1
Totals	18	49	73	109	249	19.4

*In calculating average density consent for single dwellings on plots over 0.5ha have been excluded from the calculation.

5.25 The Table concludes that 7% of the 249 dwellings analysed were single bed, 20% two bed dwellings; 29% three bed and 44% were 4 or more bed. This compares to last years figures of 6%, 37% 40% and 23% respectively. This may be due to the fact that a significant number of applications approved last year were for small windfall sites in the rural areas providing larger accommodation.

5.26 Information on dwelling type obtained on the 249 dwellings that received detailed planning permission in the year shows that 38% were detached, 17% semi-detached, 17% terraced, 13% flats and 15% change of use. This compares to last years figures of 25%, 10%, 34%, 27% and 4% respectively. This figures show a significant increase in the number of detached dwellings which may also be due to the factor alluded to in the above paragraph.

Table 13: PPG3 Monitoring Information									
Size of Development (Number of dwellings)	Size of Development (Dwellings)								
	More than 10			5-10			Less than 5		
	2003	2004	2005	2003	2004	2005	2003	2004	2005

Detached	38	89	27	10	12	8	55	50	59
Semi-detached	24	45	25	0	10	4	3	4	14
Terraced	73	186	34	1	11	0	5	6	8
Flat	193	153	7	16	5	13	12	7	12
Conversion	0	0	0	0	5	5	25	0	33
Totals	328	473	93	27	43	30	100	67	126

Affordable Housing

5.28

In the year ending March 2005, 92 additional affordable housing units were completed. These were completed on three sites; Burcote Road, Towcester (47), Springfields, Brackley (37) and Holton's Yard, Old Stratford (8). A further 60 units have outstanding planning permission. The sites with planning permission are set out in Table 14.

Application Number	Date Approved	Total Units	Total Affordable Units	Location
S/1999/1250/PO	17/02/2002	215	15	Elementis Site, Deanshanger
S/2003/1241/PR	03/03/2003	63	16	Former AWA Site, Old Stratford
S/2000/0612/PO	08/07/2003	15	8	Land at corner of High St and A43 Syresham
S/2004/1784/PR	24/02/2005	36	9	Land at High St / Towcester Road Silverstone
S/2004/1336/P	21/02/05	12	12	Charterhouse Close, Brackley
			60	

SECTION 6: EMPLOYMENT LAND AVAILABILITY

- 6.1 The Local Plan makes provision for 35 ha of land for industrial and commercial development during the Plan period and in accordance with the urban orientated strategy of the Plan; most of this development is located in Brackley and Towcester.
- 6.2 In order to enable a balanced development to take place, as part of the strategic housing allocation at Grange Park, a further 30 ha of employment land is identified as part of that development.
- 6.3 The 35 ha requirement referred to in paragraph 6.1 above comprises land which already had the benefit of planning permission at the beginning of the Plan period (1988), updated to 1992 when the Deposit Plan was published, and new allocations to meet the residual requirement. This information is included in Table 15. Although 89% of the total allocation is concentrated in Brackley and Towcester, this does not mean that industrial and commercial development is not acceptable in the rural areas. Apart from the single new site identified in the Plan, close to Blisworth, there are a further 8 employment sites in the rural areas where the extension of existing sites or their redevelopment is encouraged.

Location	Committed (1992) (ha)	New Allocations (ha)	Total Allocations (ha)
Brackley	9.6	9.3	18.9
Towcester	0.9	11.5	12.4
Rural Areas	0	3.7	3.7
Totals	10.5	24.5	35

- 6.4 Table 16 provides an assessment of the take up of employment land since 1988. It indicates that the sites committed at 1992 have now been implemented but that progress on the allocated sites continues to be very slow with the exception

of the Grange Park development.

Table 16: Industrial and Commercial Development 1988-2005			
Area	Total Allocation (ha)	Developed 1988-2005 (ha)	Outstanding Planning Permission 2005 (ha)
Brackley	18.9	20.78	0
Towcester	12.4	2.42	5.30
Rural Areas	3.7	17.68	58.83
Grange Park	30	18.77	29.51
Totals	65	59.65	93.64

Note: for monitoring purposes, only developments of 0.4 ha and above are included.

6.5 In the year ending March 2005 a total of 7.58ha of industrial or commercial development was completed in the District. Annual completions are set out in Table 17.

Table 17: Industrial and Commercial Development 1996-2005			
Year	Brownfield Completions (ha)	Greenfield Completions (ha)	Totals
1996 – 1997	0	0	0
1997 – 1998	0	0	0
1998 – 1999	0.87	6.14	7.01
1999 - 2000	0.7	4.03	4.73
2000 - 2001	0	4.12	4.12
2001 – 2002	0.58	5.65	6.23
2002 - 2003	5.04	0.72	5.76
2003 - 2004	2.22	4.97	7.19
2004 - 2005	7.58	0	7.58
Totals	16.99	25.63	42.62

Note: for monitoring purposes, only developments of 0.4 ha and above are included.

6.6 Tables 18 and 19 provide details of land with outstanding planning permission for industrial and commercial development for both greenfield and brownfield sites.

Table 18: Breakdown of Industrial and Commercial Development with Outstanding Planning Permission (Greenfield sites)			
Ref No	Location	Size (ha)	Use
GRANGE PARK			
S19970219PO	Grange Park *	9.4	Business, General Industrial and Storage (B1, B2 and B8) (outline)
S20010906P	Grange Park *	0.56	Office
S20001107PR	Grange Park *	5.65	Warehouse/ Industrial
S20031191PR	Grange Park Zone B*	0.88	Business Park comprising 4 office buildings
S20040039PO	Land at Saxon Avenue and Bridge Meadow Way, Zone E, Grange Park	3.32	Mixed use development including B1
S20041437PR	Land off Saxon Avenue, Zone F, Grange Park	9.7	Erection of 9 buildings for B1, B2 and B8 uses
SILVERSTONE			
S20000923P	Silverstone Circuit	20.53	Visitor centre, offices, manufacturing, research and testing facility (outline)
S20041770P	Silverstone Circuit	0.41	Construction of industrial unit for B1 and B2
Total		50.45	
<i>Note: The sites marked with * are local plan allocations. The remainder are windfall sites. Only developments of 0.4ha and over are included</i>			

Table 19: Breakdown of Industrial and Commercial Development with Outstanding Planning Permission (Brownfield sites)			
Ref No	Location	Size(ha)	Use
Towcester			
S20021358P	Land east & west of Old Tiffield Road and south of the A43, Towcester	5.30	Erection of 3 building for employment purposes (B1 & B8)
Rural Areas			

S20000337P	Northampton Road, Blisworth *	3.6	Business, General Industrial and Storage (B1, B2 and B8)
S19991250PO	Elementis, Deanshanger *	8.97	Employment use (B1 & B2)
S20020297P	Cuttle Mill Nursery, Paulerspury	0.66	Change of use of barn to storage and office for timber yard
S20030648P	New Creation Farm, Nether Heyford	0.55	Change of use of building to craft workshop and erection of two buildings
S20030050P	The Wharf, Bugbrooke	1.17	Office and research building
S20020392P	Coalyard, Aynho Wharf, Aynho	1.32	Redevelopment of coal yard to offices, light industrial and storage
S20030476P	Silverstone Fields Farm, Silverstone	4.13	Change of use and erection of new building for B2 & B8
S20021463P	Blisworth Hill Farm, Blisworth	0.77	Change of use to business use
S20030382P	Quinton Green, Quinton	1.44	Change of use of buildings to B1 & B8
S20040050P	Shacks Barn Farm	1.00	Change of use of buildings to B1 & B8
S20031636PR	Land off Towcester Road, Old Stratford	0.77	Commercial development with B1, A1/A2
S20040105P	Twyford Mill	0.84	3 industrial units for B1, B2 & B8
S20040844P	Brackley Sawmills	0.73	Change of use to B8
S20041189P	Barn at Grange Farm, Preston Deanery	0.65	Change of use to B1
S20041097P	Diary Farm, Castle Ashby	1.00	Change of use to B2
S20041452PR	Land off Towcester Road, Old Stratford	0.60	Erection of building for B1
S20050026P	Parkhill Farm Buildings, Castle Ashby	14.36	Conversion to B1
S20050024P	Shacks Barn Farm, Silverstone	0.64	Change of use to B1 and B2
S20041549P	Land at Forest Road, Hartwell	1.14	Detached building for office use and one detached building for 4units (B1/B8), one building for 2 units
Total		49.64	
<i>Note: The sites marked with * are local plan allocations. The remainder are windfall sites. Only developments of 0.4ha and over are included</i>			

SECTION 7: THE USE AND EFFECTIVENESS OF POLICIES

- 7.1 In the year ending March 2005 a total of 1636 planning applications were dealt with by the Council. Of these 1288 (78.7%) were approved and 234 (14.3%) refused. 114 (7%) applications were either from adjoining authorities or prior notification applications concerning, for example, telecommunications or agricultural development.
- 7.2 Of the 1636 applications dealt with, 196 (11.9%) were considered by the Development Control Committee. Of these 134 (68%) were approved and 27 (13.8%) refused. The remainder were either deferred or withdrawn.
- 7.3 In the Committee's consideration of the applications, reference was made to a total of 74 of the 182 different policies and proposals contained in the Local Plan. Further analysis indicates that 9 policies were used twenty times or more and 20 policies used ten times or more. The most commonly used are shown in Table 20.

Policy	Topic	Number Of Times Used	Percentage Of Total Applications Considered
G3	General Strategy	183	93
EV1	Design	122	62
EV2	Open Countryside	61	31
H5	Housing in Restricted Infill Villages	46	23
G2	General Strategy	44	22
EV9	Conservation Areas	35	18
EV7	Special Landscape Areas	28	14
H6	Housing in Restraint Villages and open countryside	25	13
EV12	Listed Buildings	22	11
EV11	Preservation or Enhancement of Conservation Areas	19	10

- 7.4 The 3 most frequently used policies are the same as those used during the previous year. Policy G3 which is a general policy against which all development proposals can be assessed continues to be the most frequently used policy. The continued high usage of Policy EV1 on Design

reflects this Council's commitment to securing high quality design in developments and the use of policies relating to development in conservation areas and listed buildings reflects the large number of conservation areas and listed buildings in the District.

- 7.5 In the year ending March 2005, a total of 20 applications with policy implications were determined contrary to officer recommendation. Of these, 5 were approved by the Council contrary to officer recommendation and 15 refused. These applications are listed in Appendix D.

SECTION 8: - DEPARTURES

- 8.1 Central Government requires a local planning authority to advertise any application as a departure that it considers may prejudice the policies and proposals of the Local Plan if it was to be approved.
- 8.2 In the year ending March 2005 23 applications were advertised in this respect (Appendix E contains a Schedule of these). Of these 10 were refused and 10 were approved, the remaining 3 applications were withdrawn. The number of applications advertised this year has increased from 15 the previous year to 23.

SECTION 9: - APPEALS

9.1 In the year ending March 2005 the Planning Inspectorate determined a total of 78 appeals.

Type of Appeal	Number Allowed	Number Dismissed
Planning Application (S78) Enforcement Notice	51 ¹ / ₂ 4	18 ¹ / ₂ 4

9.2 26 of the appeals considered new residential development, 23 of which were dismissed.

9.3 The number of appeals determined has increased for the second year in a row from 34 in 2002/3 to 62 in 2003/4 to the 78 this year. The proportion of appeals dismissed in the period ending March 2005 has increased from 60% in the previous year to 72%.

9.4 Analysis of the decisions indicates that in general terms the Local Plan policies remain up to date and consistent with current Government guidance. Many of the appeals allowed were done so on subjective amenity grounds particular to local circumstances.

SECTION 10: CHANGING CIRCUMSTANCES

- 10.1 The final section of this Report sets out information in respect of population and progress on Local Plan proposals.
- 10.2 Appendix F provides a breakdown of population levels by parish/settlement from the 2001 Census.
- 10.3 Appendix G provides an update as to the progress of the proposals contained in the Local Plan.

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**Appendix A: Residential Development by
Parish/Village 2004-2005**

PARISH/(Village)	OUTSTANDING PLANNING PERMISSIONS	COMPLETIONS	LAPSES
ABTHORPE	1	1	0
ADSTONE	1	0	0
ASHTON	1	1	0
ASTON LE WALLS	1	0	0
AYNHOO	5	0	0
BLAKESLEY	7	2	0
BLISWORTH	5	3	0
BODDINGTON (Lower)	1	0	0
(Upper)	5	0	0
BRACKLEY	39	50	3
BRADDEN	0	0	0
BRAFIELD ON THE GREEN	0	3	0
BUGBROOKE	11	3	0
CASTLE ASHBY	0	0	0
CHACOMBE	2	0	0
CHIPPING WARDEN	0	0	0
COGENHOE	4	6	0
COLD HIGHAM	0	1	0
(Grimscote)	6	1	0
COSGROVE	6	4	0
COURTEENHALL	1	0	0
CROUGHTON	13	0	0
CULWORTH	1	0	0
DEANSHANGER	168	57	1
DENTON	0	0	0
EASTON NESTON	1	0	0
EDGCOTE	0	0	0
EVENLEY	2	3	0
EYDON	7	0	0
FARTHINGHOE	1	-1	0
(Steane)	0	0	0
GAYTON	5	3	0
GRAFTON REGIS	1	1	0
(Alderton)	0	0	0
GRANGE PARK	123	270	0

PARISH/(Village)	OUTSTANDING PLANNING PERMISSIONS	COMPLETIONS	LAPSES
GREATWORTH	1	0	0
(Halse)	0	0	0
GREENS NORTON	5	2	0
HACKLETON	2	-1	0
(Horton)	7	3	0
(Piddington)	3	0	0
(Preston Deanery)	0	0	0
HARPOLE	0	0	0
HARTWELL	4	3	0
HELMDON	5	0	0
HINTON IN THE HEDGES	4	0	0
KINGS SUTTON	7	16	0
KISLINGBURY	5	0	0
LITCHBOROUGH	3	0	0
LITTLE HOUGHTON	2	0	0
MAIDFORD	0	0	0
MARSTON ST LAWRENCE	1	0	0
MIDDLETON CHENEY	9	1	0
MILTON MALSOR	7	0	0
MORETON PINKNEY	1	1	0
NETHER HEYFORD	7	4	0
NEWBOTTLE	0	0	0
(Charlton)	3	0	0
OLD STRATFORD	65	33	0
OVERTHORPE	1	0	0
PATTISHALL	5	2	0
(Astcote)	6	0	0
(Dalscote)	0	0	0
(Eastcote)	2	0	0
PAULERSPURY	21	0	0
(Heathencote)	2	0	0
(Pury End)	5	0	0
POTTERS PURY	8	0	0
QUINTON	1	1	0
RADSTONE	1	0	0
ROADE	6	2	0
ROTHERSTHORPE	0	0	0
SHUTLANGER	0	0	0

PARISH/(Village)	OUTSTANDING PLANNING PERMISSIONS	COMPLETIONS	LAPSES
SILVERSTONE	46	25	0
SLAPTON	0	0	0
STOKE BRUERNE	2	1	0
SULGRAVE	2	0	0
SYRESHAM	24	2	0
(Crowfield)	3	0	0
THENFORD	0	0	0
THORPE MANDEVILLE	0	0	0
TIFFIELD	4	0	0
TOWCESTER	21	84	-1
(Caldecote)	0	0	0
UPPER HEYFORD	1	0	0
WAPPENHAM	2	0	0
WARKWORTH	1	0	0
WEEDON LOIS	2	2	0
(Weston)	0	4	0
WHITFIELD	2	0	0
WHITTLEBURY	3	1	0
WICKEN	1	0	0
WOODEND	0	0	0
YARDLEY GOBION	2	1	0
YARDLEY HASTINGS	3	0	0
DISTRICT TOTAL	736	595	3

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**Appendix B: Residential Completions on Brownfield
land by Parish/Village 2004-2005**

PARISH/(Village)	BROWNFIELD SITE	GREENFIELD SITES	TOTAL COMPLETION S
ABTHORPE	1	0	1
ADSTONE	0	0	0
ASHTON	1	0	1
ASTON LE WALLS	0	0	0
AYNHOO	0	0	0
BLAKESLEY	2	0	2
BLISWORTH	3	0	3
BODDINGTON (Lower)	0	0	0
(Upper)	0	0	0
BRACKLEY	13	37	50
BRADDEN	0	0	0
BRAFIELD ON THE GREEN	3	0	3
BUGBROOKE	3	0	3
CASTLE ASHBY	0	0	0
CHACOMBE	0	0	0
CHIPPING WARDEN	0	0	0
COGENHOE	6	0	6
COLD HIGHAM	1	0	1
(Grimscote)	1	0	1
COSGROVE	4	0	4
COURTEENHALL	0	0	0
CROUGHTON	0	0	0
CULWORTH	0	0	0
DEANSHANGER	49	8	57
DENTON	0	0	0
EASTON NESTON	0	0	0
EDGCOTE	0	0	0
EVENLEY	3	0	3
EYDON	0	0	0
FARTHINGHOE	-1	0	-1
(Steane)	0	0	0
GAYTON	3	0	3
GRAFTON REGIS	1	0	1
(Alderton)	0	0	0
GRANGE PARK	0	270	270
GREATWORTH	0	0	0
	0	0	0

(Halse)			
PARISH/(Village)	BROWNFIELD SITE	GREENFIELD SITES	TOTAL COMPLETION S
GREENS NORTON	2	0	2
HACKLETON	-1	0	-1
(Horton)	3	0	3
(Piddington)	0	0	0
(Preston Deanery)	0	0	0
HARPOLE	0	0	0
HARTWELL	3	0	3
HELMDON	0	0	0
HINTON IN THE HEDGES	0	0	0
KINGS SUTTON	16	0	16
KISLINGBURY	0	0	0
LITCHBOROUGH	0	0	0
LITTLE HOUGHTON	0	0	0
MAIDFORD	0	0	0
MARSTON ST LAWRENCE	0	0	0
MIDDLETON CHENEY	1	0	1
MILTON MALSOR	0	0	0
MORETON PINKNEY	1	0	1
NETHER HEYFORD	4	0	4
NEWBOTTLE	0	0	0
(Charlton)	0	0	0
OLD STRATFORD	33	0	33
VERTHORPE	0	0	0
PATTISHALL	2	0	2
(Astcote)	0	0	0
(Dalscote)	0	0	0
(Eastcote)	0	0	0
PAULERSPURY	0	0	0
(Heathencote)	0	0	0
(Pury End)	0	0	0
POTTERS PURY	0	0	0
QUINTON	1	0	1
RADSTONE	0	0	0
ROADE	2	0	2
ROTHERSTHORPE	0	0	0
SHUTLANGER	0	0	0
SILVERSTONE	25	0	25

SLAPTON	0	0	0
PARISH/(Village)	BROWNFIELD SITE	GREENFIELD SITES	TOTAL COMPLETIONS
STOKE BRUERNE	1	0	1
SULGRAVE	0	0	0
SYRESHAM	2	0	2
(Crowfield)	0	0	0
THENFORD	0	0	0
THORPE MANDEVILLE	0	0	0
TIFFIELD	0	0	0
TOWCESTER	84	0	84
(Caldecote)	0	0	0
UPPER HEYFORD	0	0	0
WAPPENHAM	0	0	0
WARKWORTH	0	0	0
WEEDON LOIS	2	0	2
(Weston)	4	0	4
WHITFIELD	0	0	0
WHITTLEBURY	1	0	1
WICKEN	0	0	0
WOODEND	0	0	0
YARDLEY GOBION	1	0	1
YARDLEY HASTINGS	0	0	0
DISTRICT TOTAL	280	315	595
Percentage	47.1%	52.9%	100%

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Appendix C: Housing Land Availability March 2005

District Supply

REF	APP NO	LOCATION Sites with Outstanding Planning Permission	DEVELOPER / AGENT	HA	DWS	2004-2005	2005-2007	2007-2009	TOTAL	REM
1	S041320P	39 High Street, BRACKLEY	Roger Coy Partnership	0.06	7	7			7	
2	S041336P	1 -25 Charterhouse Close, BRACKLEY	Midsummer Housing	0.25	12	12			12	
3	S031515P	Church Lane, BUGBROOKE		0.39	5	5			5	
4	S030197P	Manor Farm, Grimscote, COLD HIGHAM		0.26	5		5		5	
5*	S991250PO	Elementis, DEANSHANGER	Persimmon Homes	8.94	80		30	50	80	
6*	S021405PR	Elementis, DEANSHANGER	Persimmon Homes	2.33	27* (80)	20	7		27	
7*	S031385PR	Site 4 Elementis, DEANSHANGER	Charles Church	0.46	13* (20)	13			13	
8*	S041416P	Site 10 Elementis, DEANSHANGER		1.04	34		20	14	34	
9	S031175P	Mannings Farm EYDON	MJCT	0.46	5	2	3		5	
10*	S021324PR	School Lane GRANGE PARK	Kingsoak	0.03	4	4			4	
11*	S021667PR	Phase 2 Zone D GRANGE PARK	Barrett Homes	2.68	117* (142)	50	67		117	
12*	S041222PR	Saxon Avenue, GRANGE PARK		0.41	2		2		2	
13	S010373PO	Orchard Bungalow MILTON MALSOR	Persimmon Homes	0.45	5		5		5	
14*	S031241PR	off Towcester Road OLD STRATFORD	Wilson Connelly	1.4	63	50	13		63	
15	S031517PO	24 High Street, Astcote, PATTISHALL		0.14	5		5		5	
16	S041168PO	Grafton Hunt Kennels. PAULERSPURY	The Trustees of Grafton Hunt	0.46	15		15		15	
17	S970973PR	off Blackwell End POTTERS PURY	Balfour	0.4	7		7		7	
18	S041784PR	High Street SILVERSTONE	Linnel Bros	0.9	36		20	16	36	
19	S000612P	Crn High Street & A43 SYRESHAM	Syresham Parish Council	0.4	15		15		15	
20	S031499P	Baptist Chapel, Watling Street, TOWCESTER	Towcester Baptist Church	0.16	5		5		5	
21*	S011540PR	Lower Racecourse Stables, TOWCESTER	Persimmon Homes	1.6	10* (45)	10			10	
TOTAL				8.48		173	219	80	472	0

SUMMARY AND TOTALS							
LOCATION	HA	DWS	2004-2005	2005-2007	2007-2009	TOTAL	REM
BRACKLEY			17	0	0	17	0
TOWCESTER			10	5	0	15	0
RURAL AREAS			146	214	80	440	0
DISTRICT			173	219	80	472	0
SMALL SITE ESTIMATE (WINDFALL)			70	120	100	290	

REF	APP NO	LOCATION Potential Development Areas	DEVELOPER / AGENT	HA	DWS	2004-2005	2005-2007	2007-2009	TOTAL	REM
29#		Daniaud Court BRACKLEY	SNC	1.6	40	0	0	20	20	20
30#		Stuart Road BRACKLEY	SNC	1.8	57	0	0	27	57	30
31#		South west of Council Offices TOWCESTER	SNC	0.76	20	0	0	20	20	0
32#	S980252PO	Wootton Fields Extension HACKLETON	Vesty Estates	11	200	0	0	0	0	200
		POTENTIAL DEVELOPMENT AREAS TOTAL		15.16	317	0	0	67	97	250

DISTRICT TOTAL

15.16 317 243 339 247 859 220

NOTES

- # Sites identified in the South Northamptonshire Local Plan
 22 ie: 22 dwellings remain to be completed on the site.
 10* (11) ie: 10 dwellings remain to be completed out of a total of 11 on the site.

Large sites included on this schedule refer to sites with 5 or more dwellings (or 0.2ha where the number of dwellings are not specified.)

Small sites (or windfall sites) are those sites of less than 5 dwellings.

The source of the 70 dwellings (small site estimate) shown per year in these tables is that shown in the Local Plan.

Grange Park Supply

REF	APP NO	LOCATION	DEVELOPER / AGENT	HA	DWS	2004-2005	2005-2007	2007-2009	TOTAL	REM
		Sites with Outstanding Planning Permission								
	S021324PR	School Lane GRANGE PARK	Kingsoak	0.03	4	4			4	
	S021667PR	Phase 2 Zone D GRANGE PARK	Barrett Homes	2.68	117* (142)	50	67		117	
	S041222PR	Saxon Avenue, GRANGE PARK		0.41	2		2		2	

SUMMARY AND TOTALS							
LOCATION	HA	DWS	2004-2005	2005-2007	2007-2009	TOTAL	REM
GRANGE PARK	3.12	123	54	69		123	

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Appendix D: Schedule of Planning Decisions Contrary to Officer Recommendation 2004-2005

App No.	Description	Location	Recommendation	Decision	Date	Comments
S/2003/1411/PO	Erection of building for use as a crèche	Land off Towcester Road, Old Stratford	A	R	29/04/2004	Site is inappropriate for the proposed use as there is insufficient evidence that the air quality is at a safe level
S/2004/0303/PO	Erection of one dwelling with garage	22 Bulters Close, Aston le Walls	A	R	10/06/2004	The development would be over development of the site and detrimental to residential amenity
S/2002/1283/PO	Erection of a replacement dwelling, alterations to access, construction of new driveway and new farm access road and associated landscaping	Pury Hill Farm, Alderton	A	R	01/07/2004	It is clear this proposal does not comply with the requirement that the building should be of <i>the same general size, massing and bulk as the original dwelling and sited on the same footprint</i> and would be an unduly prominent feature in the landscape. The proposal is inappropriately sited in relation to the adjoining commercial buildings and would be an incongruous feature detrimental to the character of the area
S/2004/0728/PO	Two storey dwelling	Land at the junction of High Street and School Lane, Kislingbury	A	R	12/08/2004	The dwelling is too large for the site and will have a cramped appearance. There is insufficient amenity space. The development will cause congestion on the highway in the immediate vicinity because of on street parking and the lack of turning facilities within the site
S/2004/0881/PO	1 three storey block of 5 flats and 1 pair of three storey semi detached houses	139 High Street and Burwell Hill, Brackley	A	R	12/08/2004	Contrary to Policy G3 as the size of the site leads to cramped development incompatible with the character of the other housing in the locality and which is unable to incorporate adequate landscaping

S/2004/0736/P	Conversion of redundant barns to ancillary dwelling	Slapton Lodge, Slapton	R	A	02/09/2004	No adverse effect on the open countryside
S/2004/0810/P	Pair of detached 3 bedroomed houses	Foxwood Farm, Maidford	A	R	02/09/2004	Design and scale of the development does not reflect the established character of the area
S/2004/0964/PR	Variation of condition 7 or permission to allow changes to rainwater goods	Site 4, Elementis, Deanshanger	A	R	23/09/2004	Would diminish the quality and design of the development
S/2004/1146/P	Change of use of barn to accommodate a gymnastics club	Grove Barn, Grove House, Warkworth	R	A	23/09/2004	Temporary permission for 3 years Appropriate conditions to include a) Details of Green Travel Plan to be submitted and approved by lpa; and b) permission solely for gymnastics club
S/2004/0588/P	Change of use of part of basement to music venue and formation of entrance structure	Basement, Brackley Cop, Drayman's Walk, Brackley	R	A	04/11/2004	In accordance with E3 supporting the extension and reuse of existing premises for employment use
S/2004/0823/P	Sewage treatment works, landscape bund and fencing	Highlands Farm, Upper Boddington	R	A	04/11/2004	Minded to set aside EV2 because of established need in rural location, difficulty of locating elsewhere, limited visual impact
S/2004/1127/P	Rebuilding and extension to pigsty to provide studio / home office	12 Church Lane, Cold Higham	A	R	04/11/2004	Dev't over bulky, new build, harms amenities of neighbours, adverse impact on SLA
S/2004/1418/PR	40 dwellings with garages and access road	Former Woodyard site High Street and Towcester Road, Silverstone	A	R	25/11/2004	Contrary to Policies G3, H5, EV1 and EV21
S/2004/1498/P	Formation of a vehicular access	Land adj A413, Cavalier Fields, Whittlebury	A	R	16/12/2004	Contrary to EV2 - development is not necessary because of existing access
S/2004/1526/P	15 dwellings and garages and associated works	Land between Hunt Close and Surtees Way	A	R	16/12/2004	Contrary to TR3 which allocates site for Local Centre

S/2004/1403/P	Pury Hill Business Park, Alderton	Erection of new building for use within Class B1	A	R	13/01/2005	Development is outside the reasonable curtilage of the site Detrimental impact to the visual amenity of the village of Alderton that would be caused by the removal of the bund
S/2004/1700/P	69 Beaumont Crescent, Brackley	Conversion of dwelling and shop to form 2 two bedroomed flats and 1 one bedroomed flat	R	A	13/01/2005	Conversion is a suitable sub-division of the property in accordance with policies
S/2004/1222/PR	Land at Saxon Avenue, Grange Park	Public house with two flats and associated car parking	R	A	03/02/2005	Conforms with Policy EV1 which seeks to promote design of a character and visual appearance appropriate to the defining characteristics of the local area
S/2004/1659/P	11 Holly Hill, Towcester	First floor side extension and two storey rear extension	A	R	03/02/2005	Does not respect the scale and character of the neighbouring properties and the street scene and will cause significant loss of amenity to neighbouring properties because of its over bearing nature
S/2004/1272/P	Land at Radstone site and former Council Depot, Water Lane, Towcester	Erection of 123 dwellings comprising flats, terraces and linked houses with access roads and public open space including extension of footpath from Clare Crescent	A	R	24/02/2005	1) Over intensification of the site 2) Out of character with its surroundings 3) Does not comply with the Planning Brief for the site in respect of open space provision 4) Lack of adequate amenity space on the development
S/2004/1287/P	Land at Radstone site and former Council Depot, Water Lane, Towcester	Erection of 123 dwellings comprising flats, terraces and linked houses with access roads and public open space including extension of footpath from Clare Crescent	A	R	24/02/2005	1) Over intensification of the site 2) Out of character with its surroundings 3) Does not comply with the Planning Brief for the site in respect of open space provision 4) Lack of adequate amenity space on the development

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Appendix E: Schedule of Planning Applications Advertised as Departures to the Local Plan 2004-2005

Reference	Proposed Development	Location	Date of Notice	Decision	Date of Decision	Appeal	Date
S/2004/0462/PO	Erection of one retirement dwelling	Elm Tree Farm, Thrupp Wharf, Cosgrove	22/04/2004	Refused	01/07/2004		
S/2004/0509/P	Demolition of existing dwelling and barn and erection of two storey detached dwelling	Plot 3 Gayton Wilds Farm, Tiffeld Road, Gayton	29/04/2004	Approved	22/12/2004		
S/2004/0553/P	18 dwellings and garages and associated works	Land at Hunt Close and Surtees Way, Towcester	06/05/2004	Refused	22/07/2004	Allowed	01/04/05
S/2004/0694/P	Extension of existing restaurant	Riverview Station Road	03/06/2004	Approved	01/07/2004		
S/2004/0693/P	Demolition of existing single storey building and erection of single storey managers accommodation	Riverview, Station Road, Cogenhoe	03/06/2004	Approved	12/07/2004		
S/2004/0652/PO	Commercial and business development including B1, B2 and B8 on former agricultural land	Land south of Turweston Road, Brackley	03/06/2004	Withdrawn	15/07/2004		
S/2004/0039/PO	Mixed development containing business units, residential car home, close care units, public house, restaurant, associated access, parking and landscape	Land at Saxon Avenue and Bridge Avenue Way, Grange Park	30/06/2004	Approved	30/07/2004		
S/2004/1128/PO	Demolition of remains of existing dwellings and construction of new dwelling	Land adjoining 17 Rectory Lane, Milton Malsor	26/08/2004	Refused	06/10/2004		
S/2004/1137/P	Detached dwelling and retention of two buildings one for garaging and one for garden use and elevational alteration to the garage	Falcon Manor, Greens Norton	26/08/2004	Approved	29/11/2004		
S/2004/1246/PO	2 detached dwellings	Land at Church Street, Helmdon	30/09/2004	Approved	02/11/2004		
S/2004/1361/P	Agricultural workers dwelling	Springfield Farm, Claydon Road. Lower Boddington	07/10/2004	Approved	07/06/05		
S/2004/1329/P	Conversion of redundant barns into two dwellings and associated works	Stanwell Farm, Middleton Cheney	21/10/2004	Withdrawn	09/11/2004		
S/2004/1526/P	15 dwellings and garages and associated works	Land between Hunt Close and Surtees Way, Towcester	18/11/2004	Refused	18/11/2004		

S/2004/1596/P	Three storey detached dwelling incorporating photographic studio and office with detached triple garage with room over	Land at The Manor, Church Street, Cogenhoe	02/12/2004	Allowed	24/02/05		
S/2004/1712/P	New dwelling with detached garage	Land to the rear of Bradden Farm Lodge Cottage, Bradden	13/01/2005	Refused	11/03/05		
S/2005/0039/P	Change of use from agricultural land to garden	Land to the rear of Pury End House, High Street, Weston	18/01/2005	Refused	29/03/2005		
S/2005/0082/PO	Erection of 7 dwellings	Land at Chapel Lane, Maidford	25/01/2005	Refused	17/03/2005		
S/2005/0157/P	Residential development of five dwellings, garages and associated works	Land off Church Street. Helmdon	09/02/2005	Refused	22/03/2005		
S/2005/0178/P	Change of use of agricultural land to garden	2 Poplar Rise, Wappenham	11/02/2005	Approved	29/03/2005		
S/2005/0192/P	Erection of one dwelling	Land adjoining 17 Rectory Lane, Milton Malsor	15/02/2005	Refused	04/04/2005		
S/2005/0240/PO	Erection of 21 affordable dwellings and associated roadway	Land off Courteenhall Road, Blisworth	28/02/2005	Withdrawn	19/04/05		
S/2005/0335/P	A detached house with a detached double garage	Abbey Lodge, Farthinghoe	16/03/2005	Refusal	06/05/05		
S/2005/0371/P	New vehicular access, double garage and associated works	Hillside, 4 High Street, Weedon Lois	29/03/2005	Approval	23/03/05		

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**Appendix F: 2001 Census Population and Estimate
by Parish/Village**

PARISH/(Village)	2001 Census Figure	approx figure March-2005*
ABTHORPE	285	293
ADSTONE	84	84
ASHTON	389	389
ASTON LE WALLS	334	337
AYNHO	634	657
BLAKESLEY	492	507
BLISWORTH	1786	1789
BODDINGTON (Lower)	280	280
(Upper)	420	428
BRACKLEY	13331	13746
BRADDEN	179	184
BRAFIELD ON THE GREEN	636	641
BUGBROOKE	2773	2888
CASTLE ASHBY	134	137
CHACOMBE	659	667
CHIPPING WARDEN	529	544
COGENHOE	1439	1454
COLD HIGHAM	78	78
(Grimscote)	211	224
COSGROVE	480	503
COURTEENHALL	88	88
CROUGHTON	998	1003
CULWORTH	488	501
DEANSHANGER	2900	3283
DENTON	767	780
EASTON NESTON	74	74
EDGCOTE	57	57
EVENLEY	537	575
EYDON	422	425
FARTHINGHOE	418	423
GAYTON	512	520
GRAFTON REGIS	137	137
(Alderton)	111	111
GRANGE PARK	327	2907
GREATWORTH	824	829
GREENS NORTON	1587	1597
HACKLETON	976	979

PARISH/(Village)	2001 Census Figure	approx figure March-2005*
(Horton)	388	406
(Piddington)	635	643
(Preston Deanery)	46	51
HARPOLE	1547	1555
HARTWELL	1815	1848
HELMDON	938	943
HINTON IN THE HEDGES	179	187
KINGS SUTTON	2069	2114
KISLINGBURY	1221	1231
LITCHBOROUGH	300	303
LITTLE HOUGHTON	367	375
MAIDFORD	179	184
MARSTON ST LAWRENCE	209	209
MIDDLETON CHENEY	3753	3833
MILTON MALSOR	713	716
MORETON PINKNEY	364	372
NETHER HEYFORD	1507	1515
NEWBOTTLE	9	9
(Charlton)	429	494
OLD STRATFORD	1544	1802
OVERTHORPE	242	247
PATTISHALL	750	770
(Astcote)	462	462
(Eastcote)	289	317
PAULERSPURY	969	979
(Heathencote)	22	30
POTTERS PURY	1391	1421
QUINTON	194	202
RADSTONE	54	54
ROADE	2254	2264
ROTHERSTHORPE	500	515
SHUTLANGER	270	275
SILVERSTONE	1989	2024
SLAPTON	91	91
STOKE BRUERNE	395	398
SULGRAVE	410	418
SYRESHAM	680	698
(Crowfield)	125	128
THENFORD	74	74
PARISH/(Village)	2001 Census Figure	approx figure March-2005*

THORPE MANDEVILLE	194	199
TIFFIELD	370	373
TOWCESTER*	8823	9378
(Caldecote)	33	38
UPPER HEYFORD	77	77
WAPPENHAM	266	266
WARKWORTH	31	34
WEEDON LOIS	220	220
(Weston)	110	110
WHITFIELD	215	233
WHITTLEBURY	586	594
WICKEN	299	322
WOODEND	199	199
YARDLEY GOBION	1329	1364
YARDLEY HASTINGS	792	805
DISTRICT TOTAL	79293	83393

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Appendix F: Status of Local Plan Proposals March 2005

The following provides an analysis as to the current status of the major proposals included in the South Northamptonshire Local Plan.

PROPOSALS FOR TOWCESTER

HOUSING

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2005
TH1	Residential Development at Northampton Road.	Development almost complete. Permission recently granted on appeal for erection of additional 15 dwellings on the part of the site originally allocated retail. Whole development subject to a legal agreement.
TH2(B)	Residential Development N-E of Town Centre.	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.
TH2(C)	Residential Development S-W of Council Offices.	Local Plan allocation. Outline planning application withdrawn.
TH2(A)	Residential Development at Towcester Racecourse stables.	Included in the Plan for residential development for up to 45 dwellings following a recommendation by the Local Plan Inspector. Site under construction.

EMPLOYMENT

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
TE1(A)	Employment development off Old Tiffield Road.	Council Depot re-located to part of the site (0.7ha.) in 2000. Tesco store opened 1999. (2,230m ²). Porsche dealership and new premises for Radstone Technology PLC completed. A Focus DIY store also completed on Old Tiffield Road.
TE1(B)	Employment development to the west of the A43/A5 roundabout.	Wayside car dealership relocated to existing car showroom. Detailed application for related development on the remainder of the site approved March 2001.
TE2	Office development N-E of Town Centre.	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.

ENVIRONMENT

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
TEV1	Pedestrianised area N-E of town centre.	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.

TRANSPORT

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
TT1	Extension of Moat Lane	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.
TT2	Car Park west of Northampton Road and North of the Mill Stream.	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.

RETAIL

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
TR1	Retail development at former caravan site, Water Lane (Formerly allocated for residential development)	Completed
TR2	Retail development N-E of Town Centre.	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.
TR3	Retail development as part of the Northampton Road housing development	Planning approval granted on appeal for residential on this part of the site.

RECREATION

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
TRC1	Public open space at Northampton Road and Belle Bauk.	Completed
TRC2	Footpath along the s-w side of Mill Stream	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.
TRC3	Balancing Lake at Belle Bauk	Completed.
TRC4	Enhancement of Bury Mount	Part of a mixed-use development scheme for this part of town. Planning Brief approved for the site. Site purchased by District Council.
TRC5	Improvements to the footpath /cycleway network.	Discussions ongoing with developers of related housing sites and County Council as to the precise nature of these proposals.

TRC6	Community development at Northampton Road.	Planning application submitted for building for use for religious and community purposes in September 1999. Approved March 2000.
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PROPOSALS FOR BRACKLEY

HOUSING

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
BH1(A)	Residential development at Halse Road	Completed.
BH1(B)	Residential development North of Banbury Road	Completed
BH1(C)	Residential development East of Market Place	Old Brewery Walk Development completed. Element of residential likely on remaining part of the site. Planning Brief approved. Application expected in 2005/2006.
BH1(D)	Residential development at Daniaud Court	Local Plan allocation. No planning consent.
BH2(E)	Residential Development at Stuart Road	93 dwellings completed on the site. Remainder of the site remains as an allocation in the Local Plan.
BH2	Residential Development at Springfield Way	Sheltered housing scheme and re-location of Charterhouse now complete.

EMPLOYMENT

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
BE1	Industrial and Commercial development on former Sewage Treatment Works, Farm Road.	Completed
BE2	Industrial and commercial development on land to the north-east of the A43/A422 roundabout.	Completed.
BE3	Small scale office uses East of Market Place	Old Brewery Walk Development completed. Element of residential likely on remaining part of the site. Planning Brief approved. Application expected in 2005/2006.

TRANSPORTATION

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
BT1	Distributor Road, West of Brackley	Road link developed in conjunction with Halse Road housing development.
BT2	Car park East of Market Place	Old Brewery Walk Development completed. Element of residential likely on remaining part of the site. Planning Brief approved. Application expected in 2005/2006.

RETAIL

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
BR1	Retail development East of Market Place	Old Brewery Walk Development completed. Element of residential likely on remaining part of the site. Planning Brief approved. Application expected in 2005/2006.
BR2	Local centre off Pavillons Way comprising: (i) Supermarket (ii) Retail Units (iii) Public House (iv) Doctor's surgery.	(i) Completed (ii) Completed (iii) Completed (iv) Completed

RECREATION, TOURISM AND COMMUNITY FACILITIES

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
BRC1	Development related to Brackley Recreation Centre	Completed.
BRC2	Two rugby pitches and ancillary facilities as part of Halse Road residential development	Development completed 1999.
BRC3	Informal public open space as part of Halse Road residential development.	Completed
BRC4	Balancing Lake as part of Halse Road residential development.	Two balancing facilities completed.
BRC5	Educational development adjacent to Bracken Leas primary school	Land sold to County Council for use as an educational environment area for the school.
BRC6	Allotment development adjacent to the Piggeries off Banbury Road	Completed.

PROPOSALS FOR THE RURAL AREAS

HOUSING

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
GPH1	Residential development at Grange Park	Outline planning application approved for whole site. Detailed consent granted for over 1500 dwellings. Development underway.
RH1(A)	Residential development at Oxide Works, Deanshanger	Outline planning application approved. Planning Brief approved. Development of early phases of development underway.
RH1(B)	Residential development at Hayes Road, Deanshanger	Development completed.
RH1(C)	Residential development at Valenciennes Farm, Middleton Cheney	Development completed.
RH1(D)	Residential development east of Cosgrove Road, Old Stratford	Development completed.
RH1(E)	Residential development off Deanshanger Road, Old Stratford	Development completed.
WH1	Residential Development at Wootton Fields.	Included in the Plan for 200 dwellings in accordance with recommendation of the Inspector. Outline planning application withdrawn.

EMPLOYMENT

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
GPE1	Industrial and commercial development at Grange Park.	Outline Planning Application approved for whole site. Detailed applications approved and development underway.
RE1(A)	Industrial and commercial development at Aynho Station	Planning permission granted for B1, B2 & B8 on a 1.32ha site.
RE1(B)	Industrial and commercial development at Northampton Road, Blisworth	Outline planning permission on 3.6 ha of 4.6 ha site.
RE1(C)	Industrial and commercial development at Old Wharf, Bugbrooke.	Planning permission granted for B2 development on 1.25 ha site.

RE1(D)	Industrial and commercial development at Former Airfield, Chipping Warden	No planning application received.
RE1(E)	Industrial and commercial development at Oxide Works, Deanshanger	Outline planning application approved. Planning Brief approved. Housing part of the mixed use development started.
RE1(F)	Industrial and commercial development at Former RAF Transmitter Station, Greatworth.	Completed
RE1(G)	Industrial and commercial development at Cherwell Valley Silos, Kings Sutton	Planning application granted for B1, B2 & B8 on a 0.90ha site.
RE1(H)	Industrial and commercial development at West of Cosgrove Road, Old Stratford	Application for residential development on part of the site approved. Mixed-use application approved for remainder of site subject to legal agreement.
RE2(J)	Industrial and commercial development at Silverstone Circuit, Silverstone.	Outline planning application approved for manufacturing, offices, research and testing. On 20.53ha. An Innovation Centre has also been completed on 1.13ha and planning permission has been granted on 0.41ha for B1 & B2 uses.

TRANSPORTATION

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
GPT1	Park and Ride Facility at Grange Park	Outline planning application approved May 1998.

RETAIL

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
GPR1	Small Scale retail development at Grange Park.	Completed

RECREATION, TOURISM AND COMMUNITY FACILITIES

PROPOSAL	DESCRIPTION	STATUS AT MARCH 2004
RRC1	Woodland Park in Hazelborough Wood.	No progress
GPRC1	Country Parks at Grange Park	Completed
GPRC2	Recreational, educational, health and community facilities at Grange Park	Outline planning application approved.

RRC2(A)	Recreation and Tourism related developments at Aynho Station	No planning application received.
RRC2(B)	Recreation and Tourism related developments at Blisworth Arm, Blisworth	No progress
RRC2(C)	Recreation and Tourism related developments at Brafield Stadium, Brafield	No progress
RRC2(D)	Recreation and Tourism related developments at Cosgrove Lodge Park, Cosgrove	Planning permission for indoor swimming pool allowed on appeal (Feb. 2001).
RRC2(E)	Recreation and Tourism related developments at Airfield, Hinton-in-the-Hedges	Small-scale development comprising two aircraft hangers implemented.
RRC2(F)	Recreation and Tourism related developments at Deanshanger Road, Old Stratford	Completed.
RRC2(G)	Recreation and Tourism related developments at Silverstone Circuit, Silverstone	Planning application for a new hotel refused by Council
RRC3	Development of recreation and Tourism facilities at Salcey Forest	Permission has been given for an elevated canopy walkway

The following proposals which were included in the Deposit Draft of the Plan have subsequently been deleted by the Council following consideration of the Inspector's report and consequent adoption of the Plan.

PROPOSAL	DESCRIPTION	COMMENT
TT2	Pedestrianisation scheme for Watling Street, Towcester	Proposal deleted following the withdrawal of the A5 Towcester Bypass from the Trunk Roads Programme.
TT3	Public car park, north east of Towcester Town Centre.	Proposal deleted together with the deletion of Proposal TR1
TT5	Richmond Road Car Park Extension.	As part of the development of the retail foodstore on land off Water Lane (ref proposal TR1) provision has been made for 44 parking spaces for general public use. These are controlled by the local authority. Proposal TT5 deleted from the Plan.

PROPOSAL	DESCRIPTION	COMMENT
TR1	Foodstore to the north east of Towcester Town Centre.	Proposal deleted following the granting of permission for a foodstore at Old Tiffield Road, Towcester. New proposal included in the plan for a foodstore (ref TR1) which is now completed.
TH1(B)	Housing proposal at Belle Baulk, Towcester	Deleted from adopted plan as development substantially complete.
TH3	Housing proposal at Hicks Road, Towcester	Deleted from adopted plan as development of sheltered and low cost dwellings completed.
TH2(A)	Housing proposal at Water Lane, Towcester	Deleted and site re-allocated for retail development (Ref.TR1)
TEV2	Conservation Area extension between Vernon Road and Richmond Road, Towcester	Deleted from adopted plan as extension was approved in July 1994.
TRC7	Towcester Mill	Deleted from adopted Plan as The Mill has now been converted to offices.
TRC8	Restaurant/Car Showroom development at A43/Brackley Road roundabout	Deleted from adopted plan as site now developed for McDonalds Restaurant.
BH1(B)	Residential development at Radstone Road, Brackley	Deleted from adopted plan as site now developed.
BRC1	Multi-purpose all weather pitch adjacent to Brackley Recreation Centre	Deleted from adopted plan as site now developed.
BRC6	Hotel development to the N-E of A43/A422 roundabout	Deleted from adopted plan as site is developed for business and industrial development.
RT1	Distributor road to serve the Grange Park development.	Proposal deleted following discussions with Northamptonshire County Council and Highways Agency in respect of access arrangements to the proposed development.
RE2(I)	Industrial and commercial development at West End, Silverstone.	Allocation now deleted from the plan.
RE3	Cattle Market and showground adjacent to the A43, north of Blisworth.	The Northampton Cattle Market has relocated to a site at Brackmills, Northampton. This proposal has consequently been deleted from the Plan.