



# **NORTH NORTHAMPTONSHIRE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)**

Updated to 1st April 2011

Main Report  
May 2013



## Contents

1. Introduction.....	2
2. The requirements of national policy.....	9
3. Housing commitments and future requirements, 2011-31.....	17
4. Housing Yield Assessment.....	28
5. Total housing potential at study base date.....	38
6. Adequacy of housing supply against planned targets, 2011-31.....	40
7. SHLAA Practice Guidance: Stage 9 assessment – contribution from sustainable urban extensions (“broad locations”).....	56
8. Summary of Main findings.....	60

## Appendices

1. Housing sites in adopted development plan documents which do not feature in this study.....	66
2. Schedule of Assessed sites by Category.....	68
3. Sites removed since 2008 study.....	98
4. New site submissions since 2008.....	102
5. Volume 2 – Appendices to Main Report .....	106
Available online: <a href="http://www.nnjpu.org.uk/docs/Volume%20%20Appendices%20Final.pdf">http://www.nnjpu.org.uk/docs/Volume%20%20Appendices%20Final.pdf</a>	
6. Site assessment scores.....	107
Available online: <a href="http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1323">http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1323</a>	
7. Maps of assessed SHLAA potential.....	108
Available online: <a href="http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1322">http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1322</a>	

## Chapter 1: Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study which all local authorities are required to undertake to inform their plan-making evidence base and support the delivery of sufficient land to meet the need for more homes. These assessments are required by national planning policy. A key objective of government planning policy is to ensure that land availability is not a constraint on the delivery of more homes and in this context the SHLAA identifies sufficient 'suitable', 'available', and 'achievable' land to meet each Council's dwelling requirements to 2031. This process has been undertaken in accordance with the SHLAA Practice Guidance (DCLG, 2007) and serves to identify as many sites as possible in and around a number of settlements and assess both their housing potential and when, subject to the grant of planning permission, they might be deliverable. The first SHLAA for North Northamptonshire was published in February 2009 and this report serves as an update to the original study.
- 1.2 **It is important to emphasise here that because a site has been assessed for its housing potential does not in itself determine that it should be allocated for future housing development/guarantee planning permission or indeed that it has any formal planning status.** Instead, this study serves to provide an evidence base as to the potential availability and suitability of land for housing and will be used to inform the preparation of the North Northamptonshire Local Development Framework, notably the North Northamptonshire Joint Core Strategy review and the subsequent Development Plan Documents prepared by the partner councils. **Sites assessed within this SHLAA are NOT allocated for development.** Decisions regarding which sites are chosen for allocation are made in Development Plan Documents that are subject to public consultation and public examination before they are adopted.
- 1.3 To aid the process of site allocation, the assessment of sites within this SHLAA follows a locally-derived methodology which is in conformity with the Practice Guidance<sup>1</sup>. Through this methodology, each site is assessed against 13 criteria which are consistent with the factors and criteria referred to on pages 16 and 17 of the Practice Guidance under the headings of 'suitability', 'availability' and 'achievability'. A score of between 0 and 5 is possible under each assessment criterion, whereby a major constraint and/or severe adverse impact scores 0 (minimum) and a significant positive feature, or absence of adverse impact, scores 5 (maximum). Therefore, the maximum score a site could achieve is 65<sup>2</sup>. Further to this - dependent on the overall score out of 65 generated at each site - a process of 'categorisation' is undertaken with a view to indicating to policy makers the point at which a site is likely to be available for development in a plan. Sites which obtain a score of 51 or above perform well and are affected by the fewest constraints. These are assigned to 'category 1' and are considered to be immediately available or capable of being made available within 5 years. Sites achieving an overall score of between 41 and 50 perform

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11500/399267.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11500/399267.pdf)

<sup>2</sup> See SHLAA Appendices Volume 2, Appendix 3 – Site Assessment Criteria – for more details on scorings:  
<http://www.nnjpu.org.uk/docs/Volume%20%20Appendices%20Final.pdf>

moderately well against the assessment criteria but are more constrained than those in category 1 and/or are not likely to be available within 5 years. Therefore, these sites are not considered to be currently 'deliverable' as per the Practice Guidance (para 33). However, the constraints preventing the delivery of category 2 sites are not considered insurmountable and it is likely that these sites could come forward for development after the first five years (post 2016). Category 2 sites may therefore be suitable for allocation dependent on their individual circumstances and on measures proposed to overcome their constraints. Sites achieving a low overall score (of below 41 out of 65) perform least well against the assessment criteria and are assigned to category 3. These sites are considered to offer longer-term housing potential as they have significant constraints which need to be overcome to demonstrate deliverability.

- 1.4 The process outlined above serves as an initial categorisation exercise. However, consistent with the 2009 SHLAA<sup>3</sup>, it is necessary to undertake a secondary assessment of sites to ensure that certain 'core' constraints are fully considered in the final categorisation of sites. These core constraints relate to 'bad neighbours', 'availability', 'biodiversity', 'flood risk' and 'achievability'. This secondary assessment is necessary to counter the fact that a site may generate a high overall score in relation to the 13 criteria (and be designated as 'category 1') but, for example, this masks an issue in relation to a major bad neighbour where it scores poorly (zero). Generally, where a core constraint is identified, a site will tend to be 'downgraded' in respect of its final categorisation as per the matrix found in the 2009 SHLAA appendices<sup>4</sup>. Accordingly, the final results presented in this study have all been derived following this secondary assessment process, which resulted in the downgrading of 127 sites in total.
- 1.5 The remainder of this chapter focuses on changes to national policy since the 2009 SHLAA was published and which need be taken account of in this review.

### **Changes to national policy since the 2009 SHLAA was published**

- 1.6 Since the 2009 SHLAA was published the framework of national planning policy statements and guidance notes have been replaced by the National Planning Policy Framework (NPPF). Within the NPPF, the purpose of the planning system is defined as contributing to the achievement of sustainable development (para 6), a key role of which is to provide the supply of housing required to meet the needs of present and future generations (para 7). The NPPF defines the role of the SHLAA in terms of policy development and understanding local housing needs, particularly in respect of establishing "realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period" (para 159). Additionally, in the context of housing supply, the NPPF also emphasises the important role the SHLAA plays in the identification and ongoing maintenance of a five-year supply of housing land to meet housing targets (para 47).

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<sup>3</sup> Para 6.6 onwards

<sup>4</sup> See SHLAA Appendices Volume 2, Appendix 3: Second –Stage Assessment Criteria Matrix:  
<http://www.njpu.org.uk/docs/Volume%202%20Appendices%20Final.pdf>

Therefore, the SHLAA remains a key element of the plan making evidence base and its ongoing maintenance is essential to ensure a rolling supply of local housing sites.

- 1.7 Despite the outlined changes to national policy, the *SHLAA Practice Guidance*, issued by the Department of Communities and Local Government in July 2007, has not been withdrawn. The original SHLAA was produced in accordance with this guidance and this update has adopted a similar approach.
- 1.8 The NNJPU is undertaking a review of the Joint Core Strategy to reflect changes in national planning policy and the revocation of the East Midlands Regional Spatial Strategy (April 2013) as well as the effect of the economic recession on development rates locally. As part of this process, the plan period is being extended to 2031 and a reassessment is being made of overall housing delivery by settlement. This SHLAA will help gauge if there is sufficient housing potential available locally to enable the attainment of proposed local authority/settlement targets. The *Practice Guidance* indicates that a full SHLAA re-survey should be undertaken in such circumstances (para 9).
- 1.9 In addition, as identified above, national planning policy has changed since the 2009 SHLAA was published and the current study therefore needs to be updated to reflect changes brought about by this. For example, residential garden land has been re-defined as 'greenfield'; there is an amended definition of windfall and there is now a requirement to provide an additional 5/20% buffer to facilitate choice and competition when determining the five year supply of housing requirement. The existing study is over three years old and needs to be updated to reflect changes in the status of identified sites. By nature, planning is never static and identified developments can stall, lapse or be built out and it is important that the SHLAA is updated to take account of such changes to ensure that the local assessment of housing land availability is as robust as possible.

### **Updating the existing study**

- 1.10 This SHLAA refresh has been undertaken on a similar basis to the 2009 study, unless indicated otherwise, in order to ensure consistency of approach and a rolling evidence base. However, unlike the original study, this update has been project managed by the North Northamptonshire Joint Planning Unit (NNJPU) and produced in-house, principally making use of local authority and NNJPU officers in respect of site assessments and GIS analysis. The update process has also entailed utilising the skills of staff at the North Northants Development Company (NNDC), who provided an objective assessment of site 'achievability'<sup>5</sup> and officers at the River Nene Regional Park (RNRP) were re-employed to undertake GIS analysis of visual landscape, heritage and biodiversity. All of this work was produced in accordance with the methodology and scoring criteria as outlined in the 2009 main report and appendices. Further details on the updating of the SHLAA, and these specific work areas, is provided below.

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<sup>5</sup> The assessment of 'achievability' in the 2009 SHLAA was formerly undertaken by Lambert Smith Hampton (LSH).

## Sites in database

1.11 The original SHLAA (2009) consisted of 577 sites which were assessed for their housing potential<sup>6</sup>. Since that time some of the previously identified sites have been granted planning permission for housing and no longer form part of the pool of potential sites. In addition, new site submissions have been received for assessment. Of the 577 sites published in the 2009 SHLAA, 111 have been deleted and 117 new sites have been submitted for assessment, generating a **2011 database total of 583 sites**. This new total is comprised of 117 new sites, 372 existing sites from the 2009 database (where no factual updates have been received and are assumed to be still available for development) and 94 existing sites where a factual update has been received (for example, an adjoining planning application may have been approved which impacts on the area of an existing site and which necessitates a re-assessment).

## New site submissions/factual updates

1.12 The NNJPU undertook a formal 'Call for Sites' and 'Factual Update' consultation with local authority partners, landowners, agents and the development industry in July 2010 to gather the updates necessary to facilitate this SHLAA review. We have also maintained an "open door" policy in respect of new site submissions, with all SHLAA update paperwork being available on the NNJPU website since the 2009 study was published for site agents, landowners etc to use in making submissions at any point in the intervening period. All new submissions have been registered by the NNJPU and factored into this update.

## GIS analysis

1.13 As outlined at para 1.10, the NNJPU has reviewed the GIS outputs of the original study. This was necessary in order to enable new sites to be assessed and to take account of updated GIS datasets made available since the 2009 study was published (which may therefore impact on the scores of existing sites (for example flood risk maps)). In light of this it was deemed appropriate to completely review the GIS scorings for all 583 sites in the database. Additionally, the GIS analysis of the 2009 SHLAA was undertaken by consultants who have had no involvement in this update and it was therefore considered that a complete review was appropriate to ensure that all sites were assessed on a like for like basis. The NNJPU, however, employed an external consultant to review the 2009 GIS to identify the exact methodology used at that time, prior to using the updated datasets, and to ensure that outputs were consistent. Following this process, many of the GIS site assessment scores did not change in comparison to those generated in 2009. However, **it is important to highlight here that it is possible that even where sites have had no form of factual update their total scores/categorisation may differ compared to the 2009 study as a result of the updated GIS datasets used in this re-assessment.**

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<sup>6</sup> This figure is comprised of 156 Category 1 sites, 200 Category 2 sites, 201 Category 3 sites and 20 Category 4 sites.

## **Achievability assessment**

- 1.14 The North Northants Development Company (NNDC) undertook site assessments in respect of achievability. This work was previously undertaken by Lambert Smith Hampton (LSH) in the 2009 SHLAA. However, despite the change in consultancy input, the NNJPU was able to advise NNDC of the approach LSH previously undertook and provide example outputs to ensure consistency of approach. Alike the LSH assessments, NNDC undertook viability analysis on the assumption that the housing market was operating in 'normal' conditions.
- 1.15 NNDC focused on assessing new site submissions received since the 2009 SHLAA was published; existing sites where a factual update specifically requested viability reassessment; and sites where a received update required a polygon redrawing<sup>7</sup>. This equated to 146 sites in total of which 117 were new site assessments, 26 were due to GIS amendments and the remaining 3 were reassessments due to specific requests for viability re-examination.

## **Windfall/small sites allowance**

- 1.16 As per the 2009 study, this update has focussed on the assessment of potential housing sites which are 0.25ha in size and above. Submissions received on sites below this threshold have been discounted. It was deemed appropriate to maintain this threshold to ensure a consistency of approach with the original study and facilitate the updating of the windfall/small sites allowance on a like for like basis (which the NPPF identifies as a key area to consider if local evidence is available (para 48)). Details on these new figures can be found in Chapter 6 (Adequacy of Housing Supply against planned targets, 2011-31).

## **Garden land**

- 1.17 As highlighted at para 1.9, the definition of residential garden land has been redefined from previously-developed land to greenfield. This has required a review of the existing database to re-categorise such sites accordingly. These amendments are reflected in the outputs in Chapter 6.

## **Utilities scoring**

- 1.18 The 2009 SHLAA included '*Ease of Utility Provision*' as one of the 13 criteria against which sites should be assessed for their housing potential. The relative 'ease' in providing utilities at a particular settlement was derived from an average score generated from assessments made by utilities providers. This entailed liaison with Central Networks (electricity supply), National Grid Gas (gas supply), Anglian Water (water supply and foul water), the Environment Agency (surface water), Virgin Media and British Telecom (phone/cable/internet). Each provider advised of a score between 0 and 5 (as per the

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<sup>7</sup> For example, where part of a site or an adjoining site had received planning permission for housing and necessitated a re-draw or a landowner/agent/local authority requested a polygon be amended.

criteria in the SHLAA appendices) and an average was derived which was used as the basis for assigning each site a score in respect of utility provision

- 1.19 For the current update, the NNJPU again contacted utilities providers to check the validity of existing assumptions and receive updates as necessary. As flagged in the 2009 SHLAA, Central Networks provided no feedback but this has been rectified for this update. National Grid advised 'no change' whilst Anglian Water provided updated scores and the partner local authorities used their Strategic Flood Risk Assessments to update scores in respect of surface water. It was not possible to obtain updates from Virgin Media and British Telecom so the 2009 scorings were used. On the basis of these updates the scorings associated with some settlements and locations have changed compared to 2009 – namely Wellingborough East, Oundle, Thrapston, King's Cliffe, Barnwell, Bozeat, Cottingham/Middleton, Great Doddington, Pytchley, Stanion and Wilbartson/Stoke Albany. These changes are reflected in the overall scores/categorisations presented in this study and it is important to reemphasise (as per para 1.13), that **even where no factual updates have been received in respect of existing sites, this process may lead to a change of score/categorisation for some sites located in affected settlements.**

#### **Housing requirements to 2031**

- 1.20 Finally, it is useful to outline here the approach taken to assessing how the capacity of housing sites identified in this study relate to development plan targets. The Government has revoked the Regional Plan and the long-term housing targets within (April 2013). This coincides with a move towards 'Localism' and the local determination of objectively assessed housing needs. The NNJPU has been working to identify housing requirements for North Northamptonshire, in collaboration with local partners and stakeholders, as part of the review of the joint Core Strategy (JCS) and has consulted on an initial set of housing targets through the emerging draft JCS (August 2012). Given the need for the SHLAA to take a long-term view of potential housing supply (para 7 of the Practice Guidance) and its use in informing the development plan preparation process (para 8), it is appropriate to test identified supply relative to the locally-derived housing requirements of the draft JCS. Chapter 3 (*Housing Commitments and future requirements, 2011-31*) provides more detail on this approach and Chapter 6 (*Adequacy of Housing Supply against Planned Targets, 2011-31*) outlines the outputs of the assessment process and how identified supply fares relative to targets.



## **Structure of the report**

1.21 The remainder of this study is structured as follows:

- Chapter 2: The requirements of National Policy
- Chapter 3: Housing Commitments, Demolitions and Performance against targets since 2001
- Chapter 4: Housing Yield Assessment
- Chapter 5: Total Housing Potential identified
- Chapter 6: Adequacy of Housing Supply against Planned targets, 2011-31
- Chapter 7: SHLAA Practice Guidance: Stage 9 Assessment – Contribution from Sustainable Urban Extensions (Broad Locations)
- Chapter 8: Summary of Main Findings

## Chapter 2: the requirements of National Policy

### National Planning Policy Framework (March 2012)

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and outlines the Government's planning policies for England and how these are expected to be applied. Sustainable development is identified as the 'golden thread' running through the document and guidance is provided across a number of areas including the economy, town centres, transport, housing, design, climate change, the natural and historic environments and climate change, amongst others.
- 2.2 As outlined in Para 1.6 of this study, the NPPF highlights the role the planning system plays in providing the supply of housing required to meet the needs of present and future generations (NPPF, para 7) and highlights the production and maintenance of a SHLAA as essential for local authorities to establish "realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period" (NPPF, para 159).

### SHLAA Practice Guidance (July 2007)

- 2.3 In 2007 the Government issued practice guidance for undertaking SHLAAs and this continues to be an extant document despite the changes to national planning policy. This SHLAA update has been produced in accordance with the published guidance and details on its key requirements are provided below.
- 2.4 In paragraph 1, the Practice Guidance states that SHLAAs are 'a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes'.
- 2.5 A SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, the SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, the SHLAA should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are 'genuine local circumstances' that mean a windfall allowance may be justified in the first 10 years of the plan.
- 2.6 **Paragraph 8 makes it clear that whilst the assessment is an important evidence source to inform plan-making, it does not in itself determine whether a site should be allocated for housing development.** The Practice Guidance also states that the SHLAA should be kept up to date as part of the Authority Monitoring Report, so as to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.

2.7 The Practice Guidance provides details on the methodology for a SHLAA which has eight main stages, and two further optional stages covering broad locations and windfalls. The stages are described below:

**Stage 1: Planning the assessment**

2.8 The Practice Guidance identifies a number of procedural issues which should be considered before carrying out a SHLAA. These were addressed in the original 2009 study and used as a base for the current update.

**Stage 2: Determining which sources of sites will be included in the Assessment;**

2.9 Stage 2 lists the sources of sites with potential for housing, which consist of sites currently in the planning process as well as those that are not in the planning process. These sources are as listed below:

<b>Sites in the planning process</b>
<ul style="list-style-type: none"> <li>• land allocated (or with permission) for employment or other land uses which are no longer required for those uses</li> <li>• existing housing allocations and site development briefs</li> <li>• unimplemented/outstanding planning permissions for housing</li> <li>• planning permissions for housing that are under construction</li> </ul>
<b>Sites not currently in the planning process</b>
<p>Examples:</p> <ul style="list-style-type: none"> <li>• vacant and derelict land and buildings</li> <li>• surplus public sector land</li> <li>• land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development</li> <li>• additional housing opportunities in established residential areas, such as under-used garage blocks</li> <li>• large scale redevelopment and re-design of existing residential areas</li> <li>• sites in rural settlements and rural exception sites<sup>13</sup></li> <li>• urban extensions<sup>14</sup></li> <li>• new free standing settlements<sup>14</sup></li> </ul>

2.10 As the coordinating body, the NNJPU liaised with each local authority to gather information on potential sites which accord with the requirements of the Practice Guidance and the 2009 SHLAA.

2.11 The Practice Guidance (para 21) also outlines that particular sources of land can be excluded from the SHLAA provided it can be justified. On this basis, consistent with the 2009 study, a site threshold of 0.25ha was used within this update, with sites below this being excluded.

**Stage 3: Desktop review of existing information**

2.12 The Practice Guidance identifies that a desktop review of existing information can be used to identify potential sites and constraints to development.

2.13 For this update, the information held for each site was reviewed by officers of the respective local planning authorities to flag where previous assumptions had been superseded by new information. Through this process sites were removed from the SHLAA altogether and new sites were assessed. New site submissions originating from the local planning authorities were undertaken in accordance with Figure 5 of the Guidance (Sources of Information) which is replicated below:

<b>Sites in the planning process</b>	<b>Purpose</b>
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
<b>Other sources of information that may help to identify sites</b>	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
Local planning authority Empty Property Register	To identify vacant buildings
English House Condition Survey <sup>15</sup>	To identify buildings
National Land Use Database <sup>16</sup>	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land <sup>17</sup>	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office database <sup>18</sup>	To identify vacant buildings
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases eg estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps <sup>19</sup>	To identify land
Aerial photography	To identify land

#### **Stage 4: Determining which sites and areas will be surveyed**

2.14 The Practice Guidance suggests that all sites identified by the desktop review should be visited. This guidance was followed in the 2009 SHLAA in the initial assessment of all sites. For the purposes of this refresh, however, site visits to the 372 sites where no factual updates were received were deemed unnecessary whilst a judgement was made as to whether or not to visit existing sites where a factual update was received. For example, site visits were generally deemed unnecessary where the update consisted of evidence seeking

to justify an amended criteria scoring. Where the feedback was deemed to warrant a site visit, this was undertaken. This process was applied by both local authority officers performing site visits in respect of 'suitability' and 'availability' criteria and also NNDC officers undertaking site visits to gauge 'achievability'. Overall, an additional 29 site assessments were undertaken on this basis<sup>8</sup>.

2.15 The 2009 study and this update, for consistency of approach, focussed on identifying potential sites in the settlements listed below as per the provisions of the adopted CSS and those towns/villages considered to have the best provision of community facilities and local services to support growth.

<b>Existing Study Area Settlements</b>			
Aldwincle	Earls Barton	King's Cliffe	Stanion
Barnwell	Easton-on-the-Hill	Little Addington	Stanwick
Bozeat	Finedon	Mawsley	Thrapston
Brigstock	Geddington	Nassington	Titchmarsh
Broughton	Great Doddington	Oundle	Warmington
Bulwick	Gretton	Pytchley	Weldon
Burton Latimer	Higham Ferrers	Raunds	Wellingborough
Corby	Irchester	Ringstead	Wilbarston/Stoke Albany
Cottingham/Middleton	Irthlingborough	Rothwell	Wollaston
Desborough	Kettering	Rushden	Woodford
<b>Potential Sustainable Urban Extensions (named in the Core Spatial Strategy)</b>			
North East Corby		Wellingborough East (WEAST)	
Corby Western Urban Extension		North West of Wellingborough	
East of Kettering			

#### **Stage 5: Carrying out the survey**

2.16 The surveys were conducted by officers of the respective local authority planning departments, although on initial site visits an officer from the NNJPU attended to ensure a consistent approach across North Northamptonshire. NNDC also undertook separate site visits in respect of the 'achievability' assessment.

#### **Stage 6: Estimating the housing potential of each site**

2.17 The estimation of site housing potential was undertaken on a like for like basis as the methodology outlined at paragraphs 4.28-4.53 of the 2009 SHLAA. The first stage in the assessment of housing potential was the consideration of permanent site features (e.g. water bodies, electricity sub-stations). A percentage discount was applied to each site on the basis of site visits and identified areas of constraint. This resulted in a residual site area against which a yield assessment was undertaken. The next stage entailed the application of

<sup>8</sup> See para 1.15 for more information.

a gross to net factor to each site consistent with Table 4.4 (*Gross to Net Ratios*) of the 2009 SHLAA in order to provide a more realistic reflection of how much land might be available for development once anticipated levels of infrastructure, and associated land take, were considered. Table 4.4 of the 2009 SHLAA outlines the sliding scale used in this respect (which is linked to the initial site area). The next stage required the application of a 'mixed use' factor to consider the levels of housing anticipated on such sites. These factors were applied on a consistent basis except where a site promoter provided more specific information. Finally, in order to calculate a yield for each site, a density rate was applied consistent with Table 4.5 of the 2009 study (*Density Rates Applied in the SHLAA Study*). GIS analysis was undertaken for each SHLAA site to calculate its location relative to the nearest town centres and railway station in order to generate an indicative site density. This overall process enabled a site yield to be calculated as per the following formula:

$$\text{Gross site area} \times \text{permanent features factor} \times \text{gross to net factor} \times \text{mixed use factor} \times \text{density} \\ = \text{site yield}$$

- 2.18 This process was undertaken for all new sites and those where factual updates resulted in an amendment to a site boundary. Once this work was finalised the automated yields were compared with the capacity suggested by site promoters (where available) to gauge similarities/differences. For a small number of sites a yield figure was manually entered where a promoter's assumptions were similar to the automated yield. In all other instances the final site yield was derived from this automated process. This led to some yields being either greater or lower than those submitted by a site promoter and has affected 27 sites in total. This was considered an appropriate approach in order to generate site capacities which reflect the location of a site relative to Table 4.5 (*Density Rates*) and for consistency with the 2009 study.

#### **Stage 7: Assessing when and whether sites are likely to be developed**

- 2.19 Paragraph 47 of the NPPF has updated the Practice Guidance on assessing when and whether sites are likely to be developed for housing. Determining whether a site can be considered 'deliverable' or 'developable' requires an assessment of its suitability, availability and achievability and whether any known constraints can be overcome. The approach to conforming with these requirements is outlined in paras 2.20-2.25, below.
- 2.20 In respect of assessing when sites are likely to be developed, Chapter 6 (*Adequacy of Housing Supply against planned targets, 2011-31*) provides details on the anticipated timescales over which categorised sites are likely to be delivered at local authority level. In general terms, category 1 sites are expected to come forward for development in the first five years (2011-16), category 2 sites are anticipated as coming forward over years 6-10 (2016-21) and category 3 sites are considered longer-term sites anticipated to come forward post 2021, if identified constraints can be overcome.

### **Stage 7a: Assessing suitability for housing**

2.21 The Practice Guidance advises that sites are suitable for housing if they offer a suitable location for development and would contribute to the creation of sustainable mixed communities. As previously noted, the assessment of sites within this SHLAA is based around 13 criteria which cover the areas of 'suitability', 'availability' and 'achievability'. The former category (suitability) includes 11 criteria which embrace policy restrictions, physical problems/limitations (for instance, access, infrastructure, flood risk, ground conditions and contamination), potential impacts (upon the landscape and conservation) and the environmental conditions which would be experienced by prospective residents. It is therefore considered this area has been covered accordingly.

### **Stage 7b: Assessing availability for housing**

2.22 Para 39 of the Practice Guidance advises that sites are considered available for development when controlled either by a housing developer who has expressed an intention to develop, or a landowner who has expressed an intention to sell. To help gather this information, the Call for Sites pro-forma included questions on multiple ownership and site availability to enable a score to be generated in respect of the 'availability' criteria. Where such information was not disclosed, sites were assessed in terms of their *assumed* ownership consistent with the SHLAA availability criteria as outlined in the Appendices to this study. It is therefore considered this area has been covered accordingly.

### **Stage 7c: Assessing achievability for housing**

2.23 A site is considered to be 'achievable' where there is a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable (footnote 11 to para 47, NPPF).

2.24 Additional guidance is provided at para 40 of the Practice Guidance which advises that market, cost and delivery factors should be considered in the assessment of achievability. These factors have been explicitly included in the site assessment criteria used within this study when assessing site achievability. It is therefore considered this area has been covered accordingly.

### **Stage 7d: Overcoming constraints**

2.25 The Practice Guidance requires the SHLAA to consider how site constraints could be overcome. This is addressed within the assessment of each site, with specific criteria used to gauge if access, drainage and ground conditions are considered to exist and this, in turn, informs a sites overall categorisation. In addition to this, site constraints are further considered in the assessment of housing potential (see Stage 6 above). It is therefore considered this area has been covered accordingly through the current SHLAA.

## Stage 8: Review of the assessment

- 2.26 The Practice Guidance advises that once the initial assessment of sites has been made an indicative housing trajectory can be produced which outlines how much housing can be provided and at what point in the future. This has been undertaken at Chapter 6 of this SHLAA (*Adequacy of Housing Supply against Planned Targets, 2011-31*) where the incremental housing requirements for the area are outlined to 2031 and an assessment is made of the extent to which identified housing potential (SHLAA categories 1, 2 and 3), extant commitments (discounted), anticipated windfall development and urban extensions identified in the Core Strategy, can facilitate attainment of these.
- 2.27 An allowance for windfall development has been included in this assessment using updated evidence from each local authority to demonstrate where this is locally justified. However, for caution these are not factored in until post 2016 (as per NPPF para 47). This is covered in more detail at Stage 10 below.
- 2.28 As Chapter 8 of this study highlights (*Summary of Main Findings*), there is sufficient housing potential identified in each local authority area to deliver its strategic housing targets to 2031 by drawing upon extant commitments, the windfall allowance and the pool of sites identified within this SHLAA.

## Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 2.29 The Practice Guidance identifies Stage 9 as an ‘optional stage’ to be undertaken where it is not possible to identify sufficient sites to meet housing requirements. In such circumstances local planning authorities should indicate broad locations for future growth. In this SHLAA, ‘broad locations’ are considered to include areas ‘outside settlements’ adjacent to the urban extensions outlined in the Core Spatial Strategy. Since the 2009 SHLAA, progress has been made in gaining consents for these urban extensions and site boundaries have been defined in most instances<sup>9</sup>. Further to this, the SHLAA has focussed on assessing additional land potential within and adjacent to the consented/identified urban extensions with a view to gauging additional intensification/expansion opportunities. Such sites have been given a ‘Category 4’ status to differentiate between these and non-urban extension sites and because such sites typically tend to perform less well against the site assessment criteria owing to their scale and location. **This category forms an additional element of potential housing supply which could be utilised should local performance against plan requirements dictate this. However, given the lead-in time in establishing these sites they should be considered to offer long term potential. Further details as to the local assessment of ‘broad locations’ can be found at Chapter 7 of this study (*SHLAA Practice Guidance: Stage 9 – Contribution from Sustainable Urban Extensions (broad locations)*).**

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<sup>9</sup> At the Study Base date, the East Northamptonshire element of the Priors Hall SUE did not have planning permission and work is ongoing to determine the final site boundary at the West Corby SUE. Consequently, the boundary at the latter site may be subject to change through the site development process. Future versions of the SHLAA, and associated site boundaries, will be rectified as necessary on the basis of changes in this area.



2.30 In the consideration of future housing potential, this SHLAA also breaks down identified supply into sites both above and below a 10ha threshold. This approach is consistent with the 2009 SHLAA and serves to highlight the potential for large sites outside the sustainable urban extensions. Chapters 4 (*Housing Yield Assessment*) and 6 (*Adequacy of Housing Supply against planned targets, 2011-31*) outline the outputs of this work.

#### **Stage 10: Determining the housing potential of windfall sites (where justified)**

2.31 At Stage 10, the Practice Guidance makes clear that the supply of land for housing should be based upon specific sites, although it recognises that there may be genuine local circumstances where a windfall allowance may be justified. Any windfall allowance is to be based on an estimate of housing that could be delivered on land which has not been identified in the list of developable/deliverable sites in the SHLAA (i.e sites which are below the study threshold of 0.25 ha). The NPPF outlines that an allowance for windfall is permitted within the assessment of five year housing land supply provided there is compelling evidence that such sites have consistently become available and provide a reliable source of supply. It also states that any windfall allowance should be realistic and not include residential gardens (para 48). On the basis of this advice, the assessment of the role windfall may have in future housing supply has been based on recorded windfall completions between 2008-11 on sites which accord with the updated NPPF definition. Through this data, an informed view has been made as to whether the annual rate is likely to increase or decrease and whether the pattern of redevelopment is likely to remain the same, grow or decline. This is covered in greater detail at Chapter 6 of this study (*Adequacy of Housing Supply against planned targets, 2011-31*). **However, as per the previous SHLAA, this update does not include any housing potential from windfall within the first five years (2011-16).**

## Chapter 3: Housing Commitments and future requirements, 2011-31

### What are housing commitments?

- 3.1 For the purposes of this study, housing commitments are defined as dwellings with full or outline planning permission as well as extant housing allocations which are saved from local plans or designated in development plan documents<sup>10</sup>. Each local authority has provided information on the level of housing commitments at the study base date (01/04/2011), as outlined over the following tables<sup>11</sup>. However, it is considered reasonable to assume that not all residential commitments will be implemented, particularly given the prevailing economic conditions of recent years. Therefore, a non-implementation rate has been applied to these local authority figures to ensure a degree of pragmatism is built in to the assessments of local housing supply.

### Extant housing commitments at 01/04/2011

- 3.2 Table 3.1 overleaf outlines extant housing commitments by local authority area at April 1<sup>st</sup> 2011. At this date, there was a commitment to deliver 25,290 dwellings across North Northamptonshire. The highest level of gross/overall housing supply was identified in the Borough of Wellingborough, with 9,020 dwellings committed, whilst the lowest recorded level was in East Northamptonshire district, with 1,863 dwellings. **However, the following assessment does not include development plan allocations which were adopted beyond the study base date and which would further boost housing supply in the area, namely the Kettering Town Centre Area Action Plan (July 2011) and the Rural North, Oundle and Thrapston Plan (July 2011). Appendix 1 provides detail regarding these allocations (*Housing sites in adopted development plan documents which do not feature in this study*).**
- 3.3 The large quantum of housing supply within Wellingborough reflects the existing consents for the Wellingborough East and Wellingborough North sustainable urban extensions (6,100 dwellings total). Corby and Kettering Boroughs also have significant levels of gross housing supply due to extant permissions for the Priors Hall (4,360 dwellings) and Kettering East (5,500 dwellings) urban extensions. By contrast, at 01/04/2011, East Northamptonshire did not have any large scale undeveloped commitments of 500 or more dwellings.

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<sup>10</sup> Only the *Wellingborough Town Centre AAP* was adopted at 01/04/2011. The *Kettering Town Centre AAP* and *Rural North, Oundle and Thrapston Plan* were both adopted in July 2011 (and beyond the study base date), and so housing allocations provided from these documents do not feature in this analysis of commitments.

<sup>11</sup> The base date of this refresh is 01/04/2011 and it is inevitable that some of the sites identified over the following tables will have been partly or fully completed since this time. This is an unavoidable consequence of such a study but will be dealt with in subsequent updates.

**Table 3.1: Housing commitments in North Northamptonshire at the study base date**

LPA & SETTLEMENT	No. of Dwellings with Permission Due to Expire by 01.04.12	No. of dwl with Unimplemented Outline Permission at 01/04/2011	No. of Dwl. with Unimpl Detailed Permission at 01/04/2011	Dwl. remaining on sites where construction is underway but not complete at 01/04/2011	Unimpl Saved Local Plan Allocations at 01/04/2011	Unimpl Development Plan Allocations at 01/04/2011	Total No. of Dwl. still to be built at 01/04/2011
Corby Growth Town <sup>12</sup>	21	39	7	5,258	355	0	5,680
Corby Rural	0	3	5	842	0	0	850
<b>Corby Borough Total</b>	<b>21</b>	<b>42</b>	<b>12</b>	<b>6,100</b>	<b>355</b>	<b>0</b>	<b>6,530</b>
Rushden	18	40	324	189	100	0	671
Higham Ferrers	0	37	26	27	166	0	256
Irthlingborough	10	1	299	141	80	0	531
Raunds	4	10	16	7	0	0	37
Thrapston	0	10	15	6	0	0	31
Oundle	26	5	35	8	0	0	74
East Northants Rural	6	23	206	28	0	0	263
<b>East Northants District Total</b>	<b>64</b>	<b>126</b>	<b>921</b>	<b>406</b>	<b>346</b>	<b>0</b>	<b>1,863</b>
<b>Kettering Growth Town<sup>13</sup></b>	<b>95</b>	<b>6,031</b>	<b>307</b>	<b>77</b>	<b>215</b>	<b>0</b>	<b>6,725</b>
Burton Latimer	0	561	125	19	0	0	705
Desborough	14	14	61	28	0	0	117
Rothwell	10	110	101	6	0	0	227
Kettering Rural	18	13	61	11	0	0	103
<b>Kettering Borough Total</b>	<b>137</b>	<b>6,729</b>	<b>655</b>	<b>141</b>	<b>215</b>	<b>0</b>	<b>7,877</b>
Wellingborough Growth Town	120	6,855	226	15	750	857	8,823
Wellingborough Rural	10	11	67	24	85	0	197
<b>Borough of W'boro Total</b>	<b>130</b>	<b>6,866</b>	<b>293</b>	<b>39</b>	<b>835</b>	<b>857</b>	<b>9,020</b>
<b>North Northants Total</b>	<b>352</b>	<b>13,763</b>	<b>1,881</b>	<b>6,686</b>	<b>1,751</b>	<b>857</b>	<b>25,290</b>

#### Allowance for non-implementation

3.4 Table 3.1 outlines the 'best possible' housing supply position in the area at April 2011 if all extant commitments were to be implemented. However, it is reasonable to assume that not all commitments will be implemented. In order to ensure a robust approach, there is a need

<sup>12</sup> For the purposes of this table, Corby Growth Town includes the settlement of Weldon as per the current Core Spatial Strategy (June 2008).

<sup>13</sup> Includes Barton Seagrave.

to make an allowance for non-implementation of a proportion of existing housing commitments. Applying a 'non-implementation rate' (or "lapse rate") to extant planning permissions is considered a pragmatic way forward which acknowledges that not all development will be implemented. As per the approach adopted in the 2009 SHLAA, the following non-implementation rates have been applied:

- 0% on Sites with full planning permission that were under construction at 01/04/2011;
- 5% on sites with full or outline permission, where construction had not commenced at 01/04/2011;
- 20% on sites with planning permission due to expire prior to 01/04/2011 (but where development had not commenced at 01/04/2011);
- 0% on unimplemented saved local plan allocations at 01/04/2011;
- 0% on unimplemented development plan allocations at 01/04/2011.

3.5 The lapse rates outlined above have been applied to the total outstanding housing supply for each local authority as set out in the following tables. Cumulatively, this process provides a recalibrated housing supply of 24,438 dwellings across North Northamptonshire. This is comprised of 6,523 dwellings in Corby, 1,798 in East Northamptonshire, 7,481 in Kettering and 8,636 in Wellingborough.

**Table 3.2: Corby – realistic housing supply at 1 April 2011**

Source of Supply	No. of dwellings still to be built at the base date	No. of dwellings likely to be built (assuming a non-implementation rate where appropriate)	Non-implementation rate
Sites with full planning permission (under construction)	6,100	6,100	0%
Sites with full planning (not yet commenced)	12	11	5%
Sites with outline planning permission	42	40	5%
Dwellings with permission due to expire by 1 <sup>st</sup> April 2011	21	17	20%
Unimplemented Saved Local Plan allocations at 1 <sup>st</sup> April 2011	355	355	0%
Unimplemented Development Plan allocations at 1 <sup>st</sup> April 2011	0	0	0%
<b>Total</b>	<b>6,530</b>	<b>6,523</b>	

3.6 Applying a non-implementation rate to sites with extant planning permission in Corby reduces the housing supply in the Borough by 7 dwellings from 6,530 to 6,523 dwellings as outlined in Table 3.2 above. This figure shall be used in the assessment of total housing potential across the Borough in subsequent chapters.

**Table 3.3: East Northamptonshire – realistic housing supply at 1 April 2011**

Source of Supply	No. of dwellings still to be built at the base date	No. of dwellings likely to be built (assuming a non-implementation rate where appropriate)	Non-implementation rate
Sites with full planning permission (under construction)	406	406	0%
Sites with full planning (not yet commenced)	921	875	5%
Sites with outline planning permission	126	120	5%
Dwellings with permission due to expire by 1 <sup>st</sup> April 2011	64	51	20%
Unimplemented Saved Local Plan allocations at 1 <sup>st</sup> April 2011	346	346	0%
Unimplemented Development Plan allocations at 1 <sup>st</sup> April 2011	0	0	0%
<b>Total</b>	<b>1,863</b>	<b>1,798</b>	

3.7 Applying a non-implementation rate to sites with extant planning permission in East Northamptonshire reduces the housing supply in the Borough by 65 dwellings from 1,863 to 1,798 dwellings as outlined in Table 3.3 above. This figure shall be used in the assessment of total housing potential across the District in subsequent chapters.

**Table 3.4: Kettering – realistic housing supply at 1 April 2011**

<b>Source of Supply</b>	<b>No. of dwellings still to be built at the base date</b>	<b>No. of dwellings likely to be built (assuming a non-implementation rate where appropriate)</b>	<b>Non-implementation rate</b>
Sites with full planning permission (under construction)	141	141	0%
Sites with full planning (not yet commenced)	655	622	5%
Sites with outline planning permission	6,729	6,393	5%
Dwellings with permission due to expire by 1 <sup>st</sup> April 2011	137	110	20%
Unimplemented Saved Local Plan allocations at 1 <sup>st</sup> April 2011	215	215	0%
Unimplemented Development Plan allocations at 1 <sup>st</sup> April 2011	0	0	0%
<b>Total</b>	<b>7,877</b>	<b>7,481</b>	

3.8 Applying a non-implementation rate to sites with extant planning permission in Kettering reduces the housing supply in the Borough by 396 dwellings from 7,877 to 7,481 dwellings as outlined in Table 3.4 above. This figure shall be used in the assessment of total housing potential across the Borough in subsequent chapters.

**Table 3.5: Wellingborough – realistic housing supply at 1 April 2011**

<b>Source of Supply</b>	<b>No. of dwellings still to be built at the base date</b>	<b>No. of dwellings likely to be built (assuming a non-implementation rate where appropriate)</b>	<b>Non-implementation rate</b>
Sites with full planning permission (under construction)	39	39	0%
Sites with full planning (not yet commenced)	293	278	5%
Sites with outline planning permission	6,866	6,523	5%
Dwellings with permission due to expire by 1 <sup>st</sup> April 2011	130	104	20%
Unimplemented Saved Local Plan allocations at 1 <sup>st</sup> April 2011	835	835	0%
Unimplemented Development Plan allocations at 1 <sup>st</sup> April 2011	857	857	0%
<b>Total</b>	<b>9,020</b>	<b>8,636</b>	

- 3.9 Applying a non-implementation rate to sites with extant planning permission in Wellingborough reduces the housing supply in the Borough by 384 dwellings from 9,020 to 8,636 dwellings as outlined in Table 3.5 above. This figure shall be used in the assessment of total housing potential across the Borough in subsequent chapters.

#### **Housing Targets against which housing supply (potential and committed) is to be assessed**

- 3.10 The preceding part of this chapter has outlined the housing supply position at 01/04/2011 whilst the remainder will outline the housing requirements against which this supply can be tested (see Chapter 6 for more information).
- 3.11 The Core Spatial Strategy for North Northamptonshire (CSS) was adopted in June 2008. This provides strategic guidance on the location and level of new housing over the period 2001-2021. When the original SHLAA was published (2009), this made use of the housing requirements available at the time to assess how housing supply (potential and committed) fared relative to plan requirements. Namely, this made use of the housing requirements set in the CSS to 2021 and those stipulated in the (then emerging) Regional Plan to 2028. This approach was consistent with para 7 of the *SHLAA Practice Guidance* which indicates that ‘as a minimum, (the SHLAA) should aim to identify sufficient, specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period’.
- 3.12 As highlighted at para 1.20, the NNJPU is working on a revised plan for North Northamptonshire which will cover the period 2011-31. This SHLAA review, consistent with para 8 of the Practice Guidance, will be used to inform the development plan preparation process and provide a basis for making assumptions about how to shape places in the future. In this context the key purpose of this refresh is to gauge how housing supply (both committed and potential) might facilitate the housing targets proposed in the emerging Draft Joint Core Strategy (JCS).
- 3.13 As this SHLAA review assesses housing supply relative to a re-based plan period (and new housing requirements), **no provision is made in tables 3.7 – 3.14 for projected demolitions or over/under supply as per the approach taken in the 2009 SHLAA.**

#### **Corby**

- 3.14 At Policy 28 (Housing Requirements and Strategic Opportunities), the emerging Draft JCS identifies a strategic target of 14,200 dwellings for Corby Borough for the period 2011-31. This is to be achieved through the provision of new housing on the basis of the following annual requirements:

Table 3.7 – Corby Borough Housing Requirements, 2011-31

<b>Year</b>	<b>Requirement</b>
2011/12	600
2012/13	615
2013/14	631
2014/15	646
2015/16	661
2016/17	676
2017/18	691
2018/19	707
2019/20	722
2020/21	737
2021/22	752
2022/23	752
2023/24	752
2024/25	752
2025/26	752
2026/27	752
2027/28	752
2028/29	752
2029/30	752
2030/31	752
<b>Totals</b>	<b>14,206</b>

3.15 On the basis of Table 3.7 the dwelling requirements for Corby Borough can be gauged over five year blocks to 2031. These are as outlined in Table 3.8, below.

Table 3.8 - Corby Borough housing requirements, 2011-31 (as stipulated in the Draft emerging JCS), disaggregated into 5 year blocks

<b>Period</b>	<b>Net Dwelling Requirement</b>
First Five Years (2011-16)	3,153
Second Five Years (2016-21)	3,533
Third Five Years (2021-26)	3,760
Fourth Five Years (2026-31)	3,760
<b>Total Requirement (2011-31)</b>	<b>14,206</b>

### East Northamptonshire

3.16 The emerging Draft JCS identifies a strategic target of 7,900 dwellings for East Northamptonshire for the period 2011-31. This is to be achieved through the provision of new housing on the basis of the following annual requirements



Table 3.9 – East Northamptonshire housing requirements, 2011-31

<b>Year</b>	<b>Requirement</b>
2011/12	239
2012/13	260
2013/14	282
2014/15	303
2015/16	325
2016/17	347
2017/18	368
2018/19	390
2019/20	411
2020/21	433
2021/22	454
2022/23	454
2023/24	454
2024/25	454
2025/26	454
2026/27	454
2027/28	454
2028/29	454
2029/30	454
2030/31	454
<b>Totals</b>	<b>7,898</b>

3.17 On the basis of Table 3.9 above, the dwelling requirements for East Northamptonshire can be gauged over five year blocks to 2031, as illustrated in Table 3.10, below.

Table 3.10 - East Northamptonshire housing requirements, 2011-31 (as stipulated in the Draft emerging JCS), disaggregated into 5 year blocks

<b>Period</b>	<b>Net Dwelling Requirement</b>
First Five Years (2011-16)	1,409
Second Five Years (2016-21)	1,949
Third Five Years (2021-26)	2,270
Fourth Five Years (2026-31)	2,270
<b>Total Requirement (2011-31)</b>	<b>7,898</b>

## Kettering

3.18 The emerging Draft JCS identifies a strategic target of 10,700 dwellings for Kettering Borough for the period 2011-31. This is to be achieved through the provision of new housing on the basis of the following annual requirements

Table 3.11 – Kettering Borough housing requirements, 2011-31

<b>Year</b>	<b>Requirement</b>
2011/12	481
2012/13	488
2013/14	496
2014/15	503
2015/16	511
2016/17	518
2017/18	526
2018/19	533
2019/20	541
2020/21	548
2021/22	556
2022/23	556
2023/24	556
2024/25	556
2025/26	556
2026/27	556
2027/28	556
2028/29	556
2029/30	556
2030/31	556
<b>Totals</b>	<b>10,705</b>

3.19 On the basis of Table 3.11 above, the dwelling requirements for Kettering Borough can be gauged over five year blocks to 2031. These are as illustrated in Table 3.12, below.

Table 3.12 - Kettering Borough housing requirements, 2011-31 (as stipulated in the Draft JCS), disaggregated into 5 year blocks

<b>Period</b>	<b>Net Dwelling Requirement</b>
First Five Years (2011-16)	2,479
Second Five Years (2016-21)	2,666
Third Five Years (2021-26)	2,780
Fourth Five Years (2026-31)	2,780
<b>Total Requirement (2011-31)</b>	<b>10,705</b>

## Wellingborough

3.20 The emerging Draft JCS identifies a strategic target of 7,660 dwellings for the Borough of Wellingborough for the period 2011-31. This is to be achieved through provision of new housing on the basis of the following annual requirements:

Table 3.13 – Borough of Wellingborough Housing Requirements, 2011-31

<b>Year</b>	<b>Requirement</b>
2011/12	142
2012/13	175
2013/14	209
2014/15	242
2015/16	275
2016/17	308
2017/18	341
2018/19	375
2019/20	408
2020/21	441
2021/22	474
2022/23	474
2023/24	474
2024/25	474
2025/26	474
2026/27	474
2027/28	474
2028/29	474
2029/30	474
2030/31	474
<b>Totals</b>	<b>7,656</b>

3.21 On the basis of Table 3.13 above, the dwelling requirements for the Borough can be gauged over five year blocks to 2031. These are as illustrated in Table 3.14 below.

Table 3.14 - Borough of Wellingborough Borough Housing Requirements, 2011-31 (as stipulated in the Draft JCS), disaggregated into 5 year blocks

<b>Period</b>	<b>Net Dwelling Requirement</b>
First Five Years (2011-16)	1,043
Second Five Years (2016-21)	1,873
Third Five Years (2021-26)	2,370
Fourth Five Years (2026-31)	2,370
<b>Total Requirement (2011-31)</b>	<b>7,656</b>

## Summary

- 3.22 This chapter has assessed existing housing supply by local authority at April 1<sup>st</sup> 2011. This process has identified commitments for 25,290 dwellings across North Northamptonshire which, given that not all commitments will be implemented, has been reduced by 852 dwellings to 24,438 dwellings. **This figure will form the basis for assessing total housing supply across the area over the remainder of this study.**
- 3.23 This chapter has also outlined the housing requirements against which this housing potential (and that identified through this SHLAA) is to be assessed. This equates to a requirement for 14,200 dwellings in Corby Borough, 7,900 in East Northamptonshire District, 10,700 in Kettering Borough and 7,700 in the Borough of Wellingborough.

## Chapter 4: Housing Yield Assessment

### Introduction

4.1 This chapter outlines the outputs of the SHLAA site assessment process. The results presented summarise the housing potential identified across the area at 01/04/2011 but exclude the extant commitments outlined in Chapter 3 (*Housing Commitments and future requirements, 2011-31*). **It is important to note that some of the sites assessed through this process will undoubtedly have had a material change to their status since 01/04/2011. For example, they may have gained consent for residential or other forms of development in which case they would either be included as committed residential development in future updates or be removed from the assessment of potential supply altogether. This is a feature of such a rolling study and will be addressed in future updates.** The remainder of this chapter will now focus on potential housing yield by Category band across each local authority area and North Northamptonshire as a whole.

### Site yield by category band

4.2 The following tables detail the potential combined yield of sites by respective category band, land type and gross area. The tables suffixed 'b' provide a further breakdown of the number of sites and respective yields.

#### Corby Borough

**Table 4.1a: Summary yield schedule from categorised sites, Corby Borough**

Category	Total Yield	Total Sites	Dwelling Yield from PDL Sites			Dwelling Yield from GF Sites		
			Sites up to 10 ha Gross	Sites over 10 ha Gross	Total	Sites up to 10 ha Gross	Sites over 10 ha Gross	Total
1	3,288	66	437	0	<b>437</b>	2,418	433	<b>2,851</b>
2	6,220	38	906	606	<b>1,512</b>	1,352	3,356	<b>4,708</b>
3	11,252	78	1,194	0	<b>1,194</b>	2,520	7,538	<b>10,058</b>
	<b>20,760</b>	<b>182</b>	<b>2,537</b>	<b>606</b>	<b>3,143</b>	<b>6,290</b>	<b>11,327</b>	<b>17,617</b>

4.3 Table 4.1a shows that category 1 sites in Corby Borough offer a potential yield of 3,288 dwellings, of which 87% (2,851) are on greenfield land (predominantly on sites of less than 10 ha). This greenfield supply is primarily found in Corby, with 2,655 dwellings/49 sites overall. The remaining supply is located in Weldon (196 dwellings/7 sites).

4.4 Category 2 sites have a greater theoretical yield with 6,220 dwellings from 38 sites. Again, greenfield sites provide the greatest potential, offering 76% (4,708 dwellings) of all category 2 supply. The total potential identified within this category is split across the settlements of Corby (5,666 dwellings), Stanion (258), Weldon (168), Gretton (70) and Middleton (58).

4.5 Category 3 sites offer the greatest potential in Corby Borough, with 11,252 dwellings identified across 78 sites. This is distributed across the settlements of Corby (5,678 dwellings), Weldon (4,163) Stanion (1,071), Gretton (217), Cottingham (82) and Middleton (41).

**Table 4.1b: Detailed yield schedule from categorised sites, Corby Borough**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
1a	< 10 ha	2,855	65	437	10	2,418	55
<b>1b</b>	<b>&gt; 10 ha</b>	<b>433</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>433</b>	<b>1</b>
2a	< 10 ha	2,258	32	906	8	1,352	24
<b>2b</b>	<b>&gt; 10 ha</b>	<b>3,962</b>	<b>6</b>	<b>606</b>	<b>3</b>	<b>3,356</b>	<b>3</b>
3a	< 10 ha	3,714	70	1,194	29	2,520	41
<b>3b</b>	<b>&gt; 10 ha</b>	<b>7,538</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>7,538</b>	<b>8</b>
		<b>20,760</b>	<b>182</b>	<b>3,143</b>	<b>50</b>	<b>17,617</b>	<b>132</b>

4.6 Table 4.1b provides an additional breakdown of the theoretical supply outlined in Table 4.1a. This shows that of the 182 assessed sites across Corby Borough, 15 have an area above 10ha and a combined yield of 11,933 dwellings. One of these sites is a category 1 greenfield site, with a yield of 433 dwellings. The 6 category 2 sites >10ha have potential for 3,962 dwellings whilst the 8 category 3 sites >10ha offer a combined yield of 7,538 dwellings, all of which is derived from greenfield land.

4.7 The remaining 167 sites each have an area below 10ha and a combined yield of 8,827 dwellings. There are 65 category 1 sites which offer a combined yield of 2,855 dwellings. The greatest potential is derived from 55 greenfield sites with a potential for 2,418 dwellings. Category 2 capacity is 2,258 dwellings across 32 sites with greenfield land again offering the most potential (24 sites/1,352 dwellings). The remaining 70 sites in category 3 provide a theoretical yield of 3,714 dwellings, most of which is derived from greenfield sites (41 sites/2,520 dwellings).

**Table 4.2a: Summary yield schedule from categorised sites, East Northamptonshire District**

Category	Total Yield	Total Sites	Dwelling Yield from PDL Sites			Dwelling Yield from GF Sites		
			Sites up to 10 ha Gross	Sites over 10 ha Gross	Total	Sites up to 10 ha Gross	Sites over 10 ha Gross	Total
1	1,132	24	977	0	<b>977</b>	155	0	<b>155</b>
2	4,658	60	599	470	<b>1069</b>	2,505	1,084	<b>3,589</b>
3	15,914	82	958	0	<b>958</b>	1,913	13,043	<b>14,956</b>
	<b>21,704</b>	<b>166</b>	<b>2,534</b>	<b>470</b>	<b>3,004</b>	<b>4,573</b>	<b>14,127</b>	<b>18,700</b>

- 4.8 Table 4.2a shows that category 1 sites in East Northamptonshire offer a potential yield of 1,132 dwellings, of which 86% are on previously developed land. This category 1 supply is split between the towns of Rushden and Irthlingborough, with sites in Rushden accounting for 63% of this overall figure (708 dwellings). There are also 2 category 1 sites in Irthlingborough, both on previously developed land, with a total capacity of 424 dwellings.
- 4.9 Category 2 sites offer a greater theoretical yield of 4,658 dwellings from 60 sites. In respect of greatest potential, the settlements of Higham Ferrers (1,202 dwellings), Irthlingborough (1,074 dwellings), Oundle (665) and Raunds (523) all feature prominently, accounting for 74% of the overall supply identified in this category (3,464 dwellings), the majority of which is on greenfield land.
- 4.10 Category 3 sites, however, offer the greatest potential in East Northamptonshire, with 15,914 dwellings across 82 sites. Rushden, the District's largest town, inevitably has the greatest potential in this category with 6,996 dwellings theoretically available across 19 sites. This is followed by Raunds (12 sites/2,235 dwellings), Thrapston (7/1,683), Woodford (4/1,297), Oundle (5/857), Higham Ferrers (5/775) and Stanwick (4/707). Cumulatively these settlements account for 92% of the overall category 3 supply in the district, most of which is derived from greenfield land.

<sup>14</sup> The Rural North, Oundle and Thrapston Plan (RNOT) was found sound in July 2009 following examination but not formally adopted as policy by the Council until July 2011. However, it is considered that the principle of development at the sites allocated for housing within the RNOT plan was established at 01/04/2011 and assessing these through the SHLAA refresh would be unnecessary as they were effectively agreed allocations. Therefore, these housing sites (see Appendix 2) have not featured in the current document but are flagged as an element of supply additional to that presented in Tables 4.2a and b for East Northamptonshire.

**Table 4.2b: Detailed yield schedule from categorised sites, East Northamptonshire District**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
1a	< 10 ha	1,132	24	977	20	155	4
1b	> 10 ha	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2a	< 10 ha	3,104	57	599	23	2,505	34
2b	> 10 ha	<b>1,554</b>	<b>3</b>	<b>470</b>	<b>1</b>	<b>1,084</b>	<b>2</b>
3a	< 10 ha	2,871	67	958	33	1,913	34
3b	> 10 ha	<b>13,043</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>13,043</b>	<b>15</b>
		<b>21,704</b>	<b>166</b>	<b>3,004</b>	<b>77</b>	<b>18,700</b>	<b>89</b>

4.11 Table 4.2b provides an additional breakdown of the theoretical supply outlined in Table 4.2a. Of the 166 sites assessed across East Northamptonshire District, 18 have an area above 10ha and offer a combined yield of 14,597 dwellings. Whilst no category 1 sites above 10ha were identified, there are 3 category 2 sites of this scale with a potential yield of 1,554 dwellings (predominantly on greenfield land). Category 3 is where the largest potential is derived in the district from larger sites, with 15 greenfield sites generating a total potential of 13,043 dwellings.

4.12 The remaining 148 sites each have an area below 10ha and offer a combined yield of 7,107 dwellings. There are 24 category 1 sites with a combined capacity of 1,132 dwellings. The greatest potential is derived from 20 previously developed sites with potential for 977 dwellings. Category 2 capacity is 3,104 dwellings across 57 sites with greenfield land offering the most potential (2,505 dwellings/34 sites). The remaining 67 sites in category 3 provide a theoretical yield of 2,871 dwellings, most of which is on greenfield land (34 sites/1,913 dwellings).

Kettering Borough Council<sup>15</sup>

**Table 4.3a: Summary yield schedule from categorised sites, Kettering Borough**

Category	Total Yield	Total Sites	Dwelling Yield from PDL Sites			Dwelling Yield from GF Sites		
			Sites up to 10 ha Gross	Sites over 10 ha Gross	Total	Sites up to 10 ha Gross	Sites over 10 ha Gross	Total
1	952	14	404	0	<b>404</b>	173	375	<b>548</b>
2	10,480	58	326	0	<b>326</b>	4,367	5,787	<b>10,154</b>
3	13,476	30	128	0	<b>128</b>	1,226	12,122	<b>13,348</b>
	<b>24,908</b>	<b>102</b>	<b>858</b>	<b>0</b>	<b>858</b>	<b>5,766</b>	<b>18,284</b>	<b>24,050</b>

<sup>15</sup> The Kettering Town Centre Area Action Plan was formally adopted as policy by the Council in July 2011 and made a number of allocations for housing development. Although adopted post the base date of this refresh, it is considered appropriate to exclude these allocations for assessment/inclusion in this SHLAA as the principle of development at these locations is established at 01/04/2011. Therefore, these housing allocations (see **Appendix 2**) have not featured in the current document are flagged as an element of supply additional to that presented in Tables 6.3a and b for Kettering Borough.



- 4.13 Table 4.3a shows that 102 sites were assessed across Kettering Borough, generating a total theoretical yield of 24,908 dwellings (of which the vast majority of which are located on greenfield land (97% overall)). Of this total, 14 sites have been identified as category 1, offering a potential yield of 952 dwellings, of which 58% are on greenfield land (548 dwellings). Category 1 potential is split between several settlements, with Kettering accounting for 76% of this figure (10 sites/727 dwellings) followed by Burton Latimer (2 sites/134 dwellings), Rothwell (1/87) and Stoke Albany (1/4). The greatest greenfield potential in category 1 is at Kettering (510 dwellings/4 sites). Similarly, the greatest potential from previously developed sites is also at Kettering, with 217 dwellings available from 6 sites.
- 4.14 There are 58 category 2 sites with a potential capacity of 10,480 dwellings. The greatest potential (90% in total) is found in Kettering (9 sites/2,944 dwellings), Desborough (15/1,951), Burton Latimer (10/1,647), Rothwell (7/1,494) and Mawsley (1/1,410). The remaining capacity in this category is located at Broughton, Geddington and Stoke Albany (16 sites/1,034 yield), with Broughton (7/697) and Geddington (7/274) having the greatest potential. Most category 2 supply is derived from greenfield sites, with 10,154 dwellings overall (97% of all supply). The greatest potential greenfield supply comes from 8 sites at Kettering (2,924 dwelling capacity) followed by Desborough (1,787 dwelling capacity), Burton Latimer (9/1,567), Rothwell (6/1,483) and Mawsley (1/1,410). The remaining greenfield supply is found at Broughton (7/697), Geddington (6/264) and Stoke Albany (1/22). The greatest potential brownfield supply is 164 dwellings across 4 sites at Desborough, followed by Burton Latimer (1/80), Stoke Albany (1/41), Kettering (1/20), Rothwell (1/11) and Geddington (1/10).
- 4.15 Category 3 sites provide the greatest potential across Kettering Borough with capacity for 13,476 dwellings across 30 sites. Kettering offers the greatest source of potential in this category (7 sites/6,326 dwellings) and notable supply is also identified at Burton Latimer (6/2,839) and Desborough (5/2,675). The remaining Category 3 sites are at Broughton (3/513), Rothwell (3/450), Mawsley (1/410), Pytchley (2/155) and Geddington (3/108). Most category 3 supply is derived from greenfield sites (13,348 dwellings - 99% of all supply). The sole brownfield site is at Desborough with a capacity of 128 dwellings.

**Table 4.3b: Detailed yield schedule from categorised sites, Kettering Borough**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
1a	< 10 ha	577	13	404	8	173	5
1b	> 10 ha	<b>375</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>375</b>	<b>1</b>
2a	< 10 ha	4,693	51	326	9	4,367	42
2b	> 10 ha	<b>5,787</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>5,787</b>	<b>7</b>
3a	< 10 ha	1,354	16	128	1	1,226	15
3b	> 10 ha	<b>12,122</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>12,122</b>	<b>14</b>
		<b>24,908</b>	<b>102</b>	<b>858</b>	<b>18</b>	<b>24,050</b>	<b>84</b>

- 4.16 Table 4.3b provides an additional breakdown of the theoretical supply outlined in Table 4.3a. Of the 102 sites assessed across Kettering Borough, 22 sites >10ha have been identified on greenfield land, offering a combined yield of 18,284 dwellings. Only one of these sites, located at Kettering, is a category 1 site and this has a potential yield of 375 dwellings. Seven category 2 sites >10ha have been identified with a potential yield of 5,787 dwellings on sites at Kettering (2 sites/1,855 dwellings), Desborough (2/537), Mawsley (1/1,410), Rothwell (1/1,000) and Burton Latimer (1/985). Category 3 sites offer the greatest potential from large sites with 14 greenfield sites identified, generating a total potential of 12,122 dwellings at Kettering (6,158 dwellings derived from 5 sites), Burton Latimer (3/2,611), Desborough (4/2,547) and single sites at Mawsley (410) and Broughton (396).
- 4.17 The remaining 80 sites each have an area below 10ha and offer a combined yield of 6,624 dwellings. There are 13 category 1 sites with a combined yield of 577 dwellings. The majority of this is derived from 9 sites in Kettering which yield 352 dwellings in total of which 6 sites/217 dwellings are on previously developed land. The greatest potential on sites of less than 10ha is derived from category 2 sites, with 51 identified with potential for 4,693 dwellings. Of this, most potential is derived from 42 greenfield sites with a total yield of 4,367 dwellings. Desborough has the most category 2 greenfield potential with 9 sites having a total capacity of 1,250 dwellings followed by Kettering (6/1,069), Broughton (7/697), Burton Latimer (8/582), Rothwell (5/483), Geddington (6/264) and Stoke Albany (1/22). There are 9 previously developed sites in category 2 of less than 10ha in scale, offering a total capacity of 326 dwellings. Most of this potential is found at Desborough (4/164) followed by Burton Latimer (1/80), Stoke Albany (1/41), Kettering (1/20), Rothwell (1/11) and Geddington (1/10).
- 4.18 Category 3 capacity on sites of less than 10ha is identified as 1,354 dwellings on 16 sites. Most of this potential supply comes from greenfield sites (15/1,226 dwellings) with Rothwell (3/450) and Burton Latimer (3/228), accounting for 55% of all supply. The remaining sites are at Kettering (2/168), Pytchley (2/155), Broughton (2/117) and Geddington (3/108). The sole brownfield site is found at Desborough with a capacity of 128 dwellings.

Borough Council of Wellingborough

**Table 4.4a: Summary yield schedule from categorised sites, Borough of Wellingborough**

Category	Total Yield	Total Sites	Dwelling Yield from PDL Sites			Dwelling Yield from GF Sites		
			Sites up to 10 ha Gross	Sites over 10 ha Gross	Total	Sites up to 10 ha Gross	Sites over 10 ha Gross	Total
1	1,211	21	520	0	520	691	0	691
2	5,743	55	546	214	760	3,085	1,898	4,983
3	10,378	39	211	0	211	1,954	8,213	10,167
	<b>17,332</b>	<b>115</b>	<b>1,277</b>	<b>214</b>	<b>1,491</b>	<b>5,730</b>	<b>10,111</b>	<b>15,841</b>

- 4.19 Table 4.4a shows that 115 sites were assessed for their housing potential across the Borough of Wellingborough, generating a total yield of 17,332 dwellings, the vast majority of which is

on greenfield land (91% overall). Of this overall total, 21 sites have been identified as category 1, offering a potential yield of 1,211 dwellings. This supply is split between the settlements of Finedon, Wellingborough and Wollaston, with the potential at Wellingborough accounting for 98% of this figure (19 sites/1,181 dwellings).

4.20 There are 55 category 2 sites with a potential capacity of 5,743 dwellings. In total, 27% of this potential is found in Wellingborough (6 sites/1,561 dwellings), followed by Finedon (14/1,238), Earls Barton (13/1,143), Irchester (5/798) and Wollaston (8/522). The remaining capacity in this category is identified at the settlements of Bozeat (7 sites/355 dwellings) and Great Doddington (2 sites/126 dwellings).

4.21 Category 3 sites offer the greatest potential across the Borough, with a 10,378 dwelling capacity identified across 39 sites. Wellingborough again offers the greatest potential in this category (10 sites/4,431 dwellings). Notable supply is identified for Earls Barton (10/2,413), Irchester (4/1,647) and Bozeat (5/883). The remaining category 3 sites are at Wollaston (7/812) and Finedon (3/192).

**Table 4.4b: Detailed yield schedule from categorised sites, Borough of Wellingborough**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
1a	< 10 ha	1,211	21	520	15	691	6
1b	> 10 ha	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2a	< 10 ha	3,631	49	546	14	3,085	35
2b	> 10 ha	<b>2,112</b>	<b>6</b>	<b>214</b>	<b>1</b>	<b>1,898</b>	<b>5</b>
3a	< 10 ha	2,165	24	211	7	1,954	17
3b	> 10 ha	<b>8,213</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>8,213</b>	<b>15</b>
		<b>17,332</b>	<b>115</b>	<b>1,491</b>	<b>37</b>	<b>15,841</b>	<b>78</b>

4.22 Table 4.4b provides an additional breakdown of the theoretical supply outlined in Table 4.4a. Of the 115 sites assessed across the Borough, 21 sites >10ha have been identified, offering a combined yield of 10,325 dwellings – most of which is on greenfield land (20 sites/10,111 yield). Whilst there are no Category 1 sites in excess of 10ha there are six category 2 sites, with a theoretical yield of 2,112 dwellings located at Wellingborough (3 sites/1,179 dwellings), Irchester (1/382), Earls Barton (1/290) and Finedon (1/261). Category 3 sites in excess of 10ha offer the largest potential in the Borough with 15 greenfield sites identified, generating 8,213 dwellings. Wellingborough again has the most capacity with 4,051 dwellings derived from 3 sites followed by potential at Earls Barton (6/2,130) and Irchester (2/1,326). The remaining capacity is derived from sites at Wollaston (3/388) and Bozeat (1/318).

4.23 The remaining 94 sites each have an area below 10ha in size and a combined yield of 7,007 dwellings. There are 21 category 1 sites with a combined capacity of 1,211 dwellings. The majority of this is derived from 19 sites in Wellingborough (1,181 dwellings) with the remaining element at Finedon (1 site/17 dwellings) and Wollaston (1/13). Forty-nine category 2 sites of less than 10 ha have been identified and have the potential to yield 3,631

dwellings. In this category, Finedon has the most potential with 977 dwellings across 13 sites, followed by Earls Barton (12 sites/853 dwellings) and Wollaston (8/522). The remaining element of category 2 supply is found at Irchester (4/416), Wellingborough (3/382), Bozeat (7 sites/355 dwellings) and Great Doddington (2/126). Finally, potential has been identified for 2,165 dwellings across 24 Category 3 sites of less than 10ha in size. Most potential is derived from 4 sites at Bozeat with capacity for 565 dwellings followed by Wollaston (4 sites/424 dwellings), Wellingborough (7/380), Irchester (2/321), Earls Barton (4 sites/283 dwellings) and Finedon (3/192).

**Table 4.5: Breakdown of housing potential by settlement<sup>16</sup>, ranked by potential capacity**

Settlement	Category 1	Category 2	Category 3	Total Potential	Total No. of sites	District	Settlement Type
Corby	3,092	5,666	5,678	<b>14,436</b>	148	Corby	Growth Town
Kettering	727	2,944	6,326	<b>9,997</b>	26	Kettering	Growth Town
Rushden	708	288	6,996	<b>7,992</b>	52	East Northants	Smaller Town
Wellingborough	1,181	1,561	4,431	<b>7,173</b>	35	Wellingborough	Growth Town
Desborough	0	1,951	2,675	<b>4,626</b>	20	Kettering	Smaller Town
Burton Latimer	134	1,647	2,839	<b>4,620</b>	18	Kettering	Smaller Town
Weldon <sup>17</sup>	196	168	4,163	<b>4,527</b>	15	Corby	Rural Area
Earls Barton	0	1,143	2,413	<b>3,556</b>	23	Wellingborough	Rural Area
Raunds	0	523	2,335	<b>2,858</b>	19	East Northants	Rural Service Centre
Irchester	0	798	1,647	<b>2,445</b>	9	Wellingborough	Rural Area
Rothwell	87	1,494	450	<b>2,031</b>	11	Kettering	Smaller Town
Thrapston	0	328	1,683	<b>2,011</b>	14	East Northants	Rural Service Centre
Higham Ferrers	0	1,202	775	<b>1,977</b>	10	East Northants	Smaller Town
Irthlingborough	424	1,074	433	<b>1,931</b>	16	East Northants	Smaller Town
Mawsley	0	1,410	410	<b>1,820</b>	2	Kettering	Rural Area
Oundle	0	665	857	<b>1,522</b>	15	East Northants	Rural Service Centre
Finedon	17	1,238	192	<b>1,447</b>	18	Wellingborough	Rural Area
Woodford	0	74	1,297	<b>1,371</b>	5	East Northants	Rural Area
Wollaston	13	522	812	<b>1,347</b>	16	Wellingborough	Rural Area
Stanion	0	258	1,071	<b>1,329</b>	8	Corby	Rural Area
Bozeat	0	355	883	<b>1,238</b>	12	Wellingborough	Rural Area
Broughton	0	697	513	<b>1,210</b>	10	Kettering	Rural Area
Stanwick	0	0	707	<b>707</b>	4	East Northants	Rural Area
Brigstock	0	269	137	<b>406</b>	8	East Northants	Rural Area
Geddington	0	274	108	<b>382</b>	10	Kettering	Rural Area
Gretton	0	70	217	<b>287</b>	7	Corby	Rural Area
Easton on the Hill	0	17	258	<b>275</b>	3	East Northants	Rural Area
King's Cliffe	0	111	127	<b>238</b>	5	East Northants	Rural Area
Nassington	0	13	175	<b>188</b>	5	East Northants	Rural Area
Pytchley	0	0	155	<b>155</b>	2	Kettering	Rural Area
Great Doddington	0	126	0	<b>126</b>	2	Wellingborough	Rural Area
Titchmarsh	0	19	91	<b>110</b>	4	East Northants	Rural Area
Middleton	0	58	41	<b>99</b>	3	Corby	Rural Area
Cottingham	0	0	82	<b>82</b>	1	Corby	Rural Area
Stoke Albany	4	63	0	<b>67</b>	3	Kettering	Rural Area
Barnwell	0	15	16	<b>31</b>	2	East Northants	Rural Area
Ringstead	0	31	0	<b>31</b>	1	East Northants	Rural Area
Warmington	0	29	0	<b>29</b>	2	East Northants	Rural Area
Bulwick	0	0	27	<b>27</b>	1	East Northants	Rural Area
<b>Totals</b>	<b>6,583</b>	<b>27,101</b>	<b>51,020</b>	<b>84,704</b>	<b>565</b>		

<sup>16</sup> No potential housing sites have been submitted in the settlements of Aldwinckle, Little Addington or Wilbarston

<sup>17</sup> Weldon has been apportioned to the rural area for the purposes of this table on the basis of the emerging Joint Core Strategy

- 4.24 Table 4.5 outlines total housing potential by settlement. **This potential is in addition to the extant commitments at 01/04/2011** noted in Chapter 3 (*Housing Commitments, Demolitions and Performance against Housing Targets since 2001*). As already highlighted, 565 sites have been assessed with a total potential identified for 84,704 dwellings. The Growth Towns have the greatest capacity with 31,606 dwellings across 209 sites. Of these, Corby town has the greatest capacity with 14,436 dwellings on 148 sites followed by Kettering town (9,997 dwellings across 26 sites) and Wellingborough town (35 sites/7,173 dwellings).
- 4.25 The Smaller Towns can theoretically accommodate 23,177 dwellings across 127 sites. The greatest potential is found in Rushden (7,992 dwellings/52 sites), followed by Desborough (4,626/20), Burton Latimer (4,620/18), Rothwell (2,031/11), Higham Ferrers (1,977/10) and Irthlingborough (1,931/16).
- 4.26 The Rural Service Centres offer the potential for 6,391 dwellings across 48 sites. Raunds has the greatest identified capacity with 2,858 dwellings potentially available across 19 sites followed by Thrapston (2,011/14) and Oundle (1,522/15).
- 4.27 A theoretical housing capacity of 23,530 dwellings has been identified across 181 sites throughout the Rural Areas. The greatest potential is available at Weldon, with 4,527 dwellings on 15 sites<sup>18</sup>. The next highest potential is at Earls Barton (3,556 dwellings/23 sites) followed by Irchester (2,445/9) and Mawsley (1,820/2). Identified capacity is broadly similar at the settlements of Finedon (1,447/18), Woodford (1,371/5), Wollaston (1,347/16), Stanion (1,329/8), Bozeat (1,238/12) and Broughton (1,210/10). Remaining supply (3,240 dwellings) is spread across 17 villages and 63 sites, as illustrated in Table 4.5.

### **Summary**

- 4.28 This chapter outlines the potential housing capacity at settlement, settlement type and local authority level. A total theoretical yield of 84,704 dwellings, over and above existing consents, is potentially available from 565 identified sites. **For clarity, it is re-emphasised that the identification, and assessment, of sites does not confer any planning status and does not determine whether a site should be allocated for housing development or guarantee planning permission.**

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<sup>18</sup> It is important to emphasise that the potential at Weldon is closely linked to the consented North East Corby urban extension area.

## **Chapter 5: Total housing potential identified at the study base date**

- 5.1 Further to the preceding assessment of potential housing supply it is now possible to outline the overall housing potential across the area, including commitments. In total, **there is an identified potential for 109,142 dwellings**, of which 22% are extant commitments (24,438 dwellings<sup>19</sup>). The remaining 84,704 dwelling capacity is derived from category 1, 2 and 3 sites identified in this study. Table 5.1 summarises this overall potential by both local authority and settlement and updates Table 3.1 in Chapter 3 (*Housing Commitments, Demolitions and Performance against Housing Targets since 2001*).

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<sup>19</sup> Figure derived after non-implementation/lapse rates applied as outlined at Tables 3.2-3.5.

Table 5.1: Housing commitments and identified SHLAA potential at the study base date<sup>20</sup>

LPA & SETTLEMENT	Extant commitments at 01.04.2011						SHLAA Potential Identified at 01/04/2011 (Categories 1,2 & 3)	Total Capacity identified at 01/04/2011
	No. of Dwellings with Permission due to expire by 01.04.12	No. of dwl with Unimplemented Outline Permission at 01/04/2011	No. of dwl with Unimpl Detailed Permission at 01/04/2011 <sup>25</sup>	Dwl remaining on sites where construction started but not complete at 01/04/2011	Unimpl Saved Local Plan Allocations at 01/04/2011	Unimpl Development Plan Allocations at 01/04/2011		
Corby Growth Town <sup>21</sup>	17	37	6	5,258	355	0	18,963	24,636
Corby Rural	0	3	5	842	0	0	1,797	2,647
<b>Corby Borough Total</b>	<b>17</b>	<b>40</b>	<b>11</b>	<b>6,100</b>	<b>355</b>	<b>0</b>	<b>20,760</b>	<b>27,283</b>
Rushden	14	38	308	189	100	0	7,992	8,641
Higham Ferrers	0	35	25	27	166	0	1,977	2,230
Irthlingborough	8	1	284	141	80	0	1,931	2,445
Raunds	3	10	15	7	0	0	2,858	2,893
Thrapston	0	10	14	6	0	0	2,011	2,041
Oundle	21	5	33	8	0	0	1,522	1,589
East Northants Rural	5	22	196	28	0	0	3,413	3,664
<b>East Northants District Total</b>	<b>51</b>	<b>121</b>	<b>875</b>	<b>406</b>	<b>346</b>	<b>0</b>	<b>21,704</b>	<b>23,503</b>
<b>Kettering Growth Town<sup>22</sup></b>	<b>76</b>	<b>5,729</b>	<b>292</b>	<b>77</b>	<b>215</b>	<b>0</b>	<b>9,997</b>	<b>16,386</b>
Burton Latimer	0	533	119	19	0	0	4,620	5,291
Desborough	11	13	58	28	0	0	4,626	4,736
Rothwell	8	105	96	6	0	0	2,031	2,246
Kettering Rural	14	12	58	11	0	0	3,634	3,729
<b>Kettering Borough Total</b>	<b>109</b>	<b>6,392</b>	<b>623</b>	<b>141</b>	<b>215</b>	<b>0</b>	<b>24,908</b>	<b>32,388</b>
W'boro Growth Town	96	6,512	215	15	750	857	7,173	15,618
Wellingborough Rural	8	10	64	24	85	0	10,159	10,350
<b>Borough of W'boro Total</b>	<b>104</b>	<b>6,522</b>	<b>279</b>	<b>39</b>	<b>835</b>	<b>857</b>	<b>17,332</b>	<b>25,968</b>
<b>North Northants Total</b>	<b>281</b>	<b>13,075</b>	<b>1,788</b>	<b>6,686</b>	<b>1,751</b>	<b>857</b>	<b>84,704</b>	<b>109,142</b>

<sup>20</sup> Totals (greyed out row) derived from Tables 3.2-3.5. Please note some figures may not match exactly due to rounding.

<sup>21</sup> For the purposes of this table, Corby Growth Town includes the settlement of Weldon as per the current Core Spatial Strategy (June 2008).

<sup>22</sup> Includes Barton Seagrave and extant permission at the Kettering East urban extension.



## **Chapter 6: Adequacy of Housing Supply against Planned Targets, 2011-31**

### **Introduction**

6.1 The preceding chapter outlined the total housing potential available across North Northamptonshire. This chapter assesses how this supply compares against the requirements identified in Chapter 3 (*Housing Commitments, Demolitions and Performance against Housing Targets since 2001*). For clarity, the sources of housing supply considered in this assessment comprise the following:

- I. Sites with planning permission for housing at 01/04/2011 (with a lapse rate incorporated);
- II. A small site allowance (windfall) for the periods 2016-21, 2021-26 and 2026-31; (where recent evidence justifies this) – see Tables 6.1-6.4;
- III. Anticipated supply from the sustainable urban extensions (SUEs) not consented at 01/04/2011 (see Table 6.5);
- IV. Sites identified in the SHLAA as potentially suitable for housing (categories 1, 2 and 3).

6.2 **Of the identified sites in IV above, those in category 3 represent real potential only when it has been demonstrated that the significant constraints affecting these sites – which could relate to physical, availability or achievability factors, or a combination thereof – can be mitigated or overcome to make them deliverable.**

6.3 To compare housing supply and planned targets, it is first necessary to outline the anticipated levels of provision anticipated from both small sites (windfall) and the non-consented SUEs in order to ensure that the assessments of total housing potential are as robust as possible. The anticipated level of provision from these sources is outlined below.

### **Assessment of whether there is a need to make a small site allowance**

6.4 The NPPF defines windfall sites (or small sites) as those which have not specifically been identified as available in the Local Plan process. Stage 10 of the Practice Guidance (*Determining the housing potential of windfall (where justified)*) is an optional stage which permits the use of a windfall allowance where it can be locally justified. In addition to this, the NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Furthermore, any allowance should be realistic, having regard to historic windfall delivery rates and expected future trends and should not include residential gardens.

6.5 The 2009 SHLAA defined 'windfall' as previously developed sites below the study site threshold of 0.25ha. This approach was consistent with *Planning Policy Statement 3 - Housing (Nov 2006)* where windfall was defined as previously-developed sites (including residential gardens). However, the definition of previously-developed land was updated

through the revised PPS3 (June 2010) to exclude residential garden land – the same definition as used in the NPPF<sup>23</sup>. Therefore, to ensure consistency with national policy the assessment of small sites provision has been re-based, as outlined below, to take account of this.

### **SHLAA update – windfall sites**

6.6 In order to support a small site allowance, the NNJPU and districts have examined housing completions for the last 3 years (2008-2011) to identify the number of completed dwellings which were:

- (a) On previously developed land
- (b) Not identified in the SHLAA (i.e below 0.25ha in size),
- (c) Not allocated for development and
- (d) Not on residential garden land.

6.7 Housing completions which accorded with these criteria were identified as windfall sites for the purposes of this assessment. The results of the assessment are outlined below.

### **Corby**

**Table 6.1: Windfall housing completions in Corby Borough, 2008-11**

<b>Year</b>	<b>Windfall</b>
2008-09	82
2009-10	29
2010-11	3
<b>Total</b>	<b>114</b>

6.8 A total of 114 dwellings were completed on windfall sites between 2008 and 2011. This equates to an average of 38 dwellings per annum. However, given the noted downturn in windfall development in the Borough since 2008/09, and the fact that supply from small sites cannot continue indefinitely, it is considered appropriate to **not make any provision for a small site allowance in Corby Borough.**

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<sup>23</sup> This SHLAA update has categorised any Residential Gardens as Greenfield sites consistent with the NPPF. This has necessitated a change of land type to existing sites which met this criteria.

## East Northamptonshire

**Table 6.2: Windfall housing completions in East Northamptonshire, 2008-11**

Year	Windfall
2008-09	92
2009-10	119
2010-11	33
<b>Total</b>	<b>245</b>

6.9 A total of 245 dwellings were completed on windfall sites between 2008 and 2011. This equates to an average of 82 dwellings per annum. However, as the supply from small sites cannot continue indefinitely, it is considered appropriate to use a **small sites allowance of 41 dwellings per annum**, or half the average level of activity 2008-11. In addition, following advice set in the NPPF (para 48), this SHLAA makes no provision for a windfall allowance in the assessment of housing supply in years 2011-16 (see table 6.7).

## Kettering

**Table 6.3: Windfall housing completions in Kettering Borough, 2008-11**

Year	Windfall
2008-09	142
2009-10	125
2010-11	87
<b>Total</b>	<b>354</b>

6.10 A total of 354 dwellings were completed on windfall sites between 2008 and 2011. This equates to an average of 118 dwellings per annum – an amount sufficient to justify the use of a small sites allowance. However, as per the approach taken in East Northamptonshire, in view of the fact that the supply of small sites cannot continue indefinitely, it is considered appropriate to use a **small sites allowance of 59 dwellings per annum**, or half the average level of activity 2008-11. As outlined in para 6.9 however, no provision for a windfall allowance in years 2011-16 is made (see table 6.8).

## Wellingborough

**Table 6.4: Windfall housing completions in Wellingborough, 2010-11**

Year	Windfall
2010-11	13
<b>Total</b>	<b>13</b>

6.11 Across the Borough it has only been possible to collate data on windfall completions for the year 2010-11. This equates to 13 recorded windfall completions. For the 2009 SHLAA, there

was an average of 96 windfall completions recorded in the Borough between 2002 and 2008 (which was subsequently reduced by 50% to reflect the finite supply of windfall).

- 6.12 Further to this, considering Wellingborough's rural hinterlands and the opportunity the villages present for windfall, alongside Wellingborough town, it is considered appropriate to make provision for a small site allowance in Wellingborough. To this end, **a figure of 18 dwellings per annum is proposed**. This figure equates to the difference between the discounted average rate of windfall 2002-08 (i.e. 48 dwellings) and the figure recorded for 2010-11 (13 dwellings), which has then been halved to take account of the diminishing nature of windfall. As per the assessments for East Northamptonshire and Kettering, the assessment of housing supply in Wellingborough follows the NPPF (para 48), and makes no provision for a windfall allowance in years 2011-16 (see table 6.9).

**Table 6.5 - Assumed phasing for the SUEs**

SUE	Anticipated Phasing				Total 2011-31	Comments
	Period 1 (2011-16) PHA 1	Period 2 (2016-21) PHA 2	Period 3 (2021-26) PHA 3	Period 4 (2026-31) PHA 4		
North East Corby	160	830	565	180	<b>1,735</b>	The Priors Hall element of this development site has planning consent for 4,360 dwellings and is under construction. There is also a resolution to grant planning permission for 1,000 dwellings at the Weldon Park site (subject to S106). As this permission not formally signed off at 01/04/2011, its assumed contribution is accounted for within the North East Corby figures presented here. The remaining section of the site without planning consent (at 01/04/2011) is the East Northamptonshire element – 735 dwellings - but the figures are apportioned to Corby Borough. Together these 2 sites can provide 1,735 dwellings.
West Corby	0	800	1,875	1,325	<b>4,000</b>	4,000 dwellings are envisaged at this SUE in the Core Strategy plan period (to 2021). However, this is now anticipated to be delivered over a longer timescale (to 2031).
<b>Corby Total</b>	<b>160</b>	<b>1,630</b>	<b>2,440</b>	<b>1,505</b>	<b>5,735</b>	
Wellingborough East	0	0	0	0	0	There is an outline planning consent for 3,100 dwellings at this development site. The CSS envisages a further 1,250 dwellings as an extension to this site. However, it is not considered this will be delivered in the period to 2031 so no provision for development in this site has been made in this study.
<b>Wellingborough Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>North Northants Total</b>	<b>160</b>	<b>1,630</b>	<b>2,440</b>	<b>1,505</b>	<b>5,735</b>	

6.13 As outlined at para 6.1, in the assessment of potential housing supply provision is made for the Sustainable Urban Extensions which were not consented at 01/04/2011. To this end,

Table 6.5 outlines the additional potential, over and above existing consents, from the sustainable urban extensions as identified in the adopted Core Strategy (Figure 13) which is likely to be available during the period to 2031. At April 2011 these additional sites do not have planning consent but have been identified as key future development locations and so their potential contribution to housing delivery has been assessed. The phasing/overall potential assumed at these sites, however, differs from that in Figure 13 of the adopted Core Strategy— namely at Wellingborough East (-1,250 dwellings) for the reasons outlined in Table 6.5.

### **Adequacy of housing supply relative to Development Plan targets, 2011-31**

6.14 The remainder of this Chapter is devoted to assessing the adequacy of the identified potential housing supply for meeting the dwelling requirements of each local authority area between 2011 and 2031. For clarity, as explained in Chapter 3 (*Housing Commitments, Demolitions and Performance against Targets since 2001*), identified housing supply is assessed relative to those housing requirements as proposed in the emerging JCS (August 2012).

6.15 The components of housing supply in Tables 6.6 to 6.9 are referenced as follows:

- PP = dwellings still to be completed at 01/04/2011 with outstanding planning permission at that date;
- SS = small site allowance as defined in para. 6.4-6.12. Referenced SS1 for the period 2016-21, SS2 for 2021-26 and SS3 for 2026-31;
- C1, C2 C3 = SHLAA potential identified for categories 1, 2 and 3 respectively. These are suffixed 'a' for identified sites under 10ha in size and 'b' for sites of 10ha or larger and;
- SUE\_PHA1, SUE\_PHA2, SUE\_PHA3 and SUE\_PHA4<sup>24</sup> = the phases of supply from the non-consented Sustainable Urban Extensions (at 01/04/2011) – see Table 6.5. **It is important to note here that supply from those SUEs with planning consent at 01/04/2011 is included within the 'PP' category.**

### **Yield assessment**

6.16 The following tables detail the composition of potential housing supply **and test a range of options which could help each local authority meet its strategic housing requirements, at incremental periods, to 2031. This work serves to highlight that there is generally a range of options available to meet these housing requirements taking account of extant**

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<sup>24</sup> In order to determine the figures for SUE\_PHA1, SUE\_PHA2, SUE\_PHA3 and SUE\_PHA4 the latest phasing assumptions (including developer-derived figures) have been used and are as per Table 6.5. These figures are considered pragmatic and take account of the ongoing economic recession and the impact this has had on the local housing market and the provision of infrastructure.

commitments, SHLAA potential, windfall and non-consented SUE supply. Within each period, the yield from a combination of components is compared to the dwelling target for the period. Where a combination is sufficient to meet the target, the yield and number of sites which make up this yield is highlighted in green. Otherwise, where the supply is insufficient to make up the requirement, these figures are left without colour. This approach is taken so it is immediately apparent to what extent the potential housing supply for a period is able to meet the defined requirement.

- 6.17 The approach described above is adopted for both the total yield and the yield derived from previously developed land (PDL). The yields from PDL include dwellings from planning permissions on greenfield as well as PDL sites (as no additional breakdown is available in this respect). In treating PDL separately from greenfield yield the extent to which it is likely to be necessary to call on additional greenfield land to meet planned housing requirements is immediately apparent.
- 6.18 **As per the 2009 SHLAA (para 6.14), the site categorisation outlined in this review does not take account of all the policy considerations that are relevant in selecting sites for allocation, including the broad sustainability of the development pattern and strategic transport and other infrastructure capacity. Accordingly, it cannot be inferred that category 1 sites are in the right place to meet strategic policy objectives. Similarly, this study has not considered whether it would be better to remove constraints affecting category 2 PDL sites and bring these forward in advance of category 1 greenfield sites in order to limit encroachment into open countryside. These issues are beyond the scope of a SHLAA and will need to be considered through the Local Plan preparation process.**

## Yield assessment - Corby Borough

**Table 6.6 - Adequacy of Cumulative Housing Potential in Corby Borough, 2011-31**

Period	Component	Total		PDL	
		Yield	Additional Sites <sup>25</sup>	Yield	Additional Sites
2011-16	PP	6,523	0	6,523	0
	PP + SUE_PHA1	6,683	1	6,523	0
	PP + C1a	9,378	65	6,960	10
	<b>Dwelling Requirement 2011-16</b>	<b>3,153</b>		<b>3,153</b>	
2011-21	PP + C1a	9,378	65	6,960	10
	PP + C1a+C1b	9,811	66	6,960	10
	PP + C1a+C2a	11,636	97	7,866	18
	PP+C1a+ C1b+C2a	12,069	98	7,866	18
	PP+C1a+ C1b+C2a + SUE_PHA1	12,229	98	7,866	18
	PP+C1a+ C1b+C2a + SUE_PHA1+ SUE_PHA2	13,859	99	7,866	18
	PP+C1a+C1b+C2a+C2b	16,031	104	8,472	21
	PP+C1a+ C1b+C2a+C2b+SUE_PHA1+ SUE_PHA2	17,821	105	8,472	21
	<b>Dwelling Requirement 2011-21</b>	<b>6,686</b> (3,153+3,533)		<b>6,686</b> (3,153+3,533)	
2011-26	PP+C1a+C1b+C2a+C2b+SUE_PHA1+ SUE_PHA2+SUE_PHA3	20,261	105	8,472	21
	PP+C1a+C1b+C2a+C2b+C3a+ SUE_PHA1+SUE_PHA2+SUE_PHA3	23,975	175	9,666	50
	PP+C1a+C1b+C2a+C2b+C3a+C3b+ SUE_PHA1+SUE_PHA2+SUE_PHA3	31,513	183	9,666	50
	<b>Dwelling Requirement 2011-26</b>	<b>10,446</b> (3,153+3,533+ 3,760)		<b>10,446</b> (3,153+3,533+ 3,760)	
2011-31	PP+C1a+C1b+C2a+C2b+C3a+SUE_PHA1+ SUE_PHA2+SUE_PHA3+SUE_PHA4	<b>25,480</b>	175	9,666	50
	PP+C1a+C1b+C2a+C2b+C3a+C3b+ SUE_PHA1+SUE_PHA2+SUE_PHA3+SUE_PHA4	<b>33,018</b>	183	9,666	50
	<b>Dwelling Requirement 2011-31</b>	<b>14,206</b> (3,153+3,533+ 3,760+3,760)		<b>14,206</b> (3,153+3,533+ 3,760+3,760)	

6.19 Table 6.6 outlines the housing requirements for Corby Borough at incremental periods to 2031 as based on the Emerging Draft JCS target of 14,206 dwellings<sup>26</sup>. Extant planning

<sup>25</sup> When considering additional sites, in respect of SUEs (see Table 6.5), only the West Corby SUE has been included as an additional site in this analysis. This is because the Priors Hall site is under construction and therefore additional development in this location has not been counted.

<sup>26</sup> See Table 3.8 for more details.



permissions have been calculated as 6,523 dwellings<sup>27</sup>, (a figure inclusive of non-implementation rates). This forms the basis for identifying the role that the housing potential identified through this SHLAA can contribute to enabling the Borough to meet its strategic targets. These targets have been broken down into 5 year phases for the purposes of highlighting the levels of development expected and when identified housing potential may come forward.

- 6.20 **In the first five year period (2011-16), the Borough's housing requirement is 3,153 dwellings (see Table 3.2).** Extant planning permissions (6,523 dwellings) plus the supply anticipated from the non-consented SUEs (160 dwellings) are sufficient to cover this. However, given that the majority of these permissions are on large sites (for example, 4,360 dwellings at the Priors Hall SUE), it is prudent to consider supply identified through the SHLAA to address any shortfall which may occur if delivery rates at committed sites are insufficient to meet the requirement. Category 1 sites are considered the most deliverable in the context of this SHLAA and use of the category 1a sites (below 10ha) could yield 2,855 dwellings across 65 sites (of which 10 sites/437 dwellings are on PDL). This additional capacity, alongside extant permissions, would be more than sufficient for the Borough to meet its JCS housing requirements to 2016.
- 6.21 **The next assessment period is 2011-2021 for which the cumulative housing requirement is 6,686 dwellings.** Extant planning permissions (6,523 dwellings) plus the supply anticipated from the non-consented SUEs (1,790 dwellings) are sufficient for the Borough to meet this requirement (8,313 dwelling potential). However, it is unlikely the consented element of Priors Hall (4,360 dwellings) will be fully developed over this period so it is likely to be necessary to use some of the potential identified in this SHLAA to attain targets. In such an event, Category 1a (2,855 dwellings), 1b (433) and 2a (2,258) sites would be the most appropriate to make use of. Nonetheless, this analysis highlights that there is sufficient capacity, through both consents and identified potential, for Corby Borough to meet its requirements to 2021.
- 6.22 **The next assessment period is 2011-2026. The cumulative housing requirement for this period is 10,446 dwellings.** Extant planning permissions (6,523 dwellings) plus supply from the SUEs (SUE\_PHA1, PHA2 and PHA3) equate to 10,753 dwellings – an amount sufficient to deliver the Borough's housing requirements over this period. However, if these sites are not built out as anticipated it may be necessary to make use of potential sites within this SHLAA. Supplementing extant planning permissions and SUE potential with category 1a and 2a sites could deliver up to 15,866 dwellings (which is more than sufficient to meet the JCS requirement over this period). Additional potential also exists, if necessary, from category 1b (433) and 2b sites (3,962).
- 6.23 **The final assessment period is 2011-2031 (the whole JCS plan period). Corby Borough's cumulative housing requirement over this period is 14,206 dwellings.** Supply from extant planning permissions (6,523 dwellings) and the non-consented SUEs (5,735 dwellings)

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<sup>27</sup> See Table 3.2

equate to 12,258 dwellings overall and are not sufficient to meet this requirement alone. However, category 1 and 2 sites cumulatively offer potential for an additional 9,508 dwellings and there is, therefore, more than sufficient capacity to meet this shortfall and the overall attainment of Corby's JCS requirements to 2031. .

**Table 6.7 - Adequacy of cumulative housing potential in East Northamptonshire, 2011-31<sup>28</sup>**

Period	Component	Total		PDL	
		Yield	Additional Sites	Yield	Additional Sites
2011-16	PP	1,798	0	1,798	0
	PP+C1a	2,930	24	2,775	20
	<b>Dwelling Requirement 2011-16</b>	<b>1,409</b>		<b>1,409</b>	
2011-21	PP+SS1	2,003	0	1,798	0
	PP+SS1+C1a	3,135	24	2,775	20
	PP+SS1+C1a+C1b	3,135	24	2,775	20
	PP+SS1+C1a+C1b+C2a	6,239	81	3,374	43
	<b>Dwelling Requirement 2011-21</b>	<b>3,358</b> (1,409+1,949)		<b>3,358</b> (1,409+1,949)	
2011-26	PP+SS2	2,208	0	1,798	0
	PP+SS2+C1a	3,340	24	2,775	20
	PP+SS2+C1a+C1b	3,340	24	2,775	20
	PP+SS2+C1a+C1b+C2a	6,444	81	3,374	43
	PP+SS2+C1a+C1b+C2a+C2b	7,998	84	3,844	44
	<b>Dwelling Requirement 2011-26</b>	<b>5,628</b> (1,409+1,949+2,270)		<b>5,628</b> (1,409+1,949+2,270)	
2011-31	PP+SS3	2,413	0	1,798	0
	PP+SS3+C1a	3,545	24	2,775	20
	PP+SS3+C1a+C1b	3,545	24	2,775	20
	PP+SS3+C1a+C1b+C2a	6,649	81	3,374	43
	PP+SS3+C1a+C1b+C2a+C2b	8,203	84	3,844	44
	PP+SS3+C1a+C1b+C2a+C3a	9,520	148	2,534	76
	<b>Dwelling Requirement 2011-31</b>	<b>7,898</b> (1,409+1,949+2,270+2,270)		<b>7,898</b> (1,409+1,949+2,270+2,270)	

6.24 Table 6.7 outlines the housing requirements for East Northamptonshire District at incremental periods to 2031 as based on the Emerging Draft JCS target of 7,898 dwellings. Extant planning permissions have been calculated as 1,798 dwellings, inclusive of a non-implementation rate. This forms the basis for identifying the role the housing supply identified through this SHLAA can contribute to enabling the District to meet its JCS targets. These targets have been broken down into phases for the purposes of highlighting the levels

<sup>28</sup> The figures presented in table 6.7 include no provision for supply anticipated from housing allocations within the RNOT (1,243 dwellings) as this document was adopted post the study base date (see Appendix 2). This will be rectified in future SHLAA updates.

of development expected and the number of sites required from the SHLAA to facilitate delivery.

- 6.25 **In the first five year period (2011-16), the requirement is 1,409 dwellings<sup>29</sup>.** Extant planning permissions are sufficient to cover this (1,798 dwellings). However, should build out rates on committed sites not come forward as anticipated, category 1 sites could provide up to 1,132 dwellings which should be sufficient to cover any shortfall. **In addition, the figures in Table 6.7 do not contain any element of the supply of 1,243 dwellings (see Appendix 1) anticipated from housing allocations within the Rural North, Oundle and Thrapston Plan (RNOT) (adopted July 2011).**
- 6.26 The next assessment period is 2011-2021 for which **the cumulative requirement is 3,358 dwellings.** Extant planning permissions (1,798 dwellings) and the anticipated contribution from windfall sites (205) are not sufficient to attain this requirement and it will therefore be necessary to supplement this with potential from the SHLAA. Category 1a sites (<10ha) could theoretically provide 1,132 dwellings, and, alongside windfall and extant commitments, would yield 3,135 dwellings overall. This is not enough to attain the housing requirement so use of further potential from the SHLAA will be required. There are no category 1b sites (>10a) so it will be necessary to utilise category 2a sites (<10ha) which have a theoretical capacity of 3,104 dwellings. This combination equates to 6,239 dwellings overall - a surplus of 2,881 dwellings - which is sufficient to meet the JCS requirement and which would increase further with the inclusion of RNOT housing allocations (1,243 dwellings) at a later date.
- 6.27 **The next assessment period is 2011-2026 for which the cumulative requirement is 5,628 dwellings.** Extant planning permissions (1,798 dwellings) and windfall (410) are not sufficient to cover this requirement so it is necessary to make use of potential identified in the SHLAA. Supplementing this with use of all category 1 sites (1,132 dwellings) is still insufficient although if some Category 2a potential was used (3,104 dwellings) this combination could deliver the housing requirements. In addition to this, there is likely to be additional housing provided through RNOT allocations (1,243), and so it is probable that not all of the identified SHLAA potential will need be utilised to enable East Northamptonshire Council to meet its JCS housing requirements, 2011-26.
- 6.28 **The final assessment period is 2011-2031 (the whole JCS plan period) for which the cumulative requirement is 7,898 dwellings.** To deliver this target, extant planning permissions (1,798 dwellings), and windfall supply (615 dwellings) will need to be supplemented by category 1 (1,132 dwellings) and category 2 sites (4,658). This combination equates to a cumulative 8,203 dwellings – a surplus of 305 dwellings relative to the requirement. However, the need to rely on the SHLAA, particularly Category 2 potential, is anticipated to be reduced when future updates of the study incorporate those sites allocated through the RNOT (1,243 dwellings). Nevertheless, this analysis serves to show

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<sup>29</sup> See Table 3.10

that at every stage of the JCS plan period, East Northamptonshire has sufficient potential to attain its housing requirements.

**Table 6.8- Adequacy of cumulative housing potential in Kettering Borough, 2011-31**

Period	Component	Total		PDL	
		Yield	Additional Sites	Yield	Additional Sites
2011-16	PP	7,481	0	7,481	0
	PP+C1a	8,058	13	7,885	8
	PP+C1a+C1b	8,433	14	7,885	8
	<b>Dwelling Requirement 2011-16</b>	<b>2,479</b>		<b>2,479</b>	
2011-21	PP	7,481	0	7,481	0
	PP+SS1	7,776	0	7,481	0
	PP+SS1+C1a	8,353	13	7,885	8
	PP+SS1+C1a+C1b	8,728	14	7,885	8
	PP+SS1+C1a+C1b+C2a	13,421	65	8,211	17
	<b>Dwelling Requirement 2011-21</b>	<b>5,145</b> (2,479+2,666)		<b>5,145</b> (2,479+2,666)	
2011-26	PP+SS2	8,071	0	7,481	0
	PP+SS2+C1a	8,648	13	7,885	8
	PP+SS2+C1a+C1b	9,023	14	7,885	8
	PP+SS2+C1a+C1b+C2a	13,716	65	8,211	17
	PP+SS2+C1a+C1b+C2a+C2b	19,503	72	8,211	17
	<b>Dwelling Requirement 2011-26</b>	<b>7,925</b> (2,479+2,666+2,780)		<b>7,925</b> (2,479+2,666+2,780)	
2011-31	PP+SS3	8,366	0	7,481	0
	PP+SS3+C1a	8,943	13	7,885	8
	PP+SS3+C1a+C1b	9,318	14	7,885	8
	PP+SS3+C1a+C1b+C2a	14,011	65	8,211	17
	PP+SS3+C1a+C1b+C2a+C2b	19,798	72	8,211	17
	PP+SS3+C1a+C1b+C2a+C3a	15,365	81	8,339	18
	PP+SS3+C1a+C1b+C2a+C2b+C3a+C3b	33,274	102	8,339	18
	<b>Dwelling Requirement 2011-31</b>	<b>10,705</b> (2,479+2,666+2,780+2,780)		<b>10,705</b> (2,479+2,666+2,780+2,780)	

6.29 Table 6.8 above outlines the incremental housing requirements for Kettering Borough to 2031 based on the emerging Draft JCS requirement of 10,705 dwellings (August 2012). Extant planning permissions have been calculated as 7,481 dwellings, inclusive of a non-implementation rate. This forms the basis for identifying the role sites assessed in the SHLAA can contribute to enabling the Borough to meet its overall targets in the emerging Draft JCS. These requirements have been broken down into phases for the purposes of highlighting the levels of development expected and when sites identified through this SHLAA are anticipated to come forward.

- 6.30 **In the first five year period (2011-16), the requirement is identified as 2,479 dwellings<sup>30</sup>.** Whilst supply from extant planning permissions (7,481 dwellings) is sufficient to cover this, a major part of this supply is at the Kettering East SUE (5,500 dwellings) and it is therefore prudent to consider supply from the SHLAA to make up any shortfall if this site does not contribute as anticipated. Category 1a (<10ha) and 1b (>10ha) sites could provide an additional 577 and 375 dwellings respectively, resulting in an overall potential of 8,433 dwellings. This serves to show that the requirement of 2,479 dwellings can be met even if the Kettering East consent (5,500 dwellings) was to be discounted completely<sup>31</sup>. **In addition, as flagged throughout this SHLAA, the level of commitments does not include supply from sites allocated (957 dwellings) in the Kettering Town Centre AAP, as this was adopted after the study base date.**
- 6.31 The next assessment period is 2011-2021 for which **the cumulative requirement is 5,145 dwellings**. This requirement could be achieved by making use of extant planning permissions plus the small site allowance identified from 2016 onwards (7,776 dwellings overall). However, as the 5,500 dwellings committed at Kettering East will not be completely built-out by 2021 it is prudent to assume that some potential will be needed from the SHLAA to attain the overall housing target (although allocations in the Kettering Town Centre AAP (957 dwellings) will feature in future supply and reduce the need to bring forward sites in the SHLAA). By way of an example, if no housing from the Kettering East SUE was to be provided by 2021 (5,500 dwellings), the requirement could be met from other extant permissions (1,981 dwellings), windfall supply (295 dwellings), category 1 (952 dwellings), and category 2a sites (4,693 dwellings) which, in total, equates to 7,921 dwellings. In addition, there is additional provision from allocations in the Town Centre AAP. Overall, there is sufficient SHLAA potential for Kettering Borough to deliver its proposed JCS requirements, 2011-21.
- 6.32 **The next assessment period is 2011-2026 for which the cumulative requirement is 7,925 dwellings**. Extant planning permissions (7,481 dwellings) plus supply from category 1 (952 dwellings) and category 2a sites (4,693 dwellings) have a combined capacity of 13,126 dwellings – a surplus of 5,201 dwellings relative to JCS requirements. When anticipated supply from windfall sites is included (590 dwellings), this figure increases to 13,716 dwellings overall. In addition, the Town Centre AAP will provide a further source of supply. Given that the consented development at Kettering East is unlikely to be fully implemented by 2026 the Borough may need to utilise more fully the supply from the SHLAA sites referred to in this paragraph. Nevertheless, this highlights that there is the housing potential in the Borough to meet the JCS requirement to 2026.
- 6.33 **The final assessment period is 2011-2031 (the whole of the JCS plan period) for which the housing requirement is 10,705 dwellings**. The combination of extant planning permissions (7,481 dwellings) plus supply from windfall sites (885 dwellings), category 1 (952 dwellings)

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<sup>30</sup> See Table 3.12

<sup>31</sup> 7,481 commitments – 5,500 dwellings at Kettering East = 1,981 dwellings. 1,981 + 952 Category 1 dwellings = 2,933 dwellings overall (454 dwelling surplus relative to the requirement (2,479) 2011-16).

and Category 2a sites (4,693 dwellings) would potentially provide 14,011 dwellings which is enough housing for the Borough to meet its JCS requirements 2011-31. This equates to an oversupply of 3,306 dwellings. If the Kettering East SUE (5,500 dwellings) is not completely built out over this period, additional supply exists from category 2b sites (5,787 dwellings) to make up this shortfall. In addition, there is also the supply from the Kettering Town Centre AAP which will further boost supply. Overall, there is sufficient housing supply (both committed and potential) to enable Kettering Borough to attain its JCS housing targets to 2031.

**Table 6.9 - Adequacy of cumulative housing potential in the Borough of Wellingborough, 2011-31**

Period	Component	Total		PDL	
		Yield	Additional Sites	Yield	Additional Sites
2011-16	PP	8,636	0	8,636	0
	PP+C1a	9,847	21	9,156	15
	<b>Dwelling Requirement 2011-16</b>	<b>1,043</b>		<b>1,043</b>	
2011-21	PP+SS1	8,726	0	8,636	0
	PP+SS1+C1a	9,937	21	9,156	15
	PP+SS1+C1a+C1b	9,937	21	9,156	15
	PP+SS1+C1a+C1b+C2a	13,568	70	9,702	29
	<b>Dwelling Requirement 2011-21</b>	<b>2,916</b> (1,043+1,873)		<b>2,916</b> (1,043+1,873)	
2011-26	PP+SS2	8,816	0	8,636	0
	PP+SS2+C1a	10,027	21	9,156	15
	PP+SS2+C1a+C1b	10,027	21	9,156	15
	PP+SS2+C1a+C1b+C2a	13,658	70	9,702	29
	PP+SS2+C1a+C1b+C2a+C2b	15,770	76	9,916	30
	<b>Dwelling Requirement 2011-26</b>	<b>5,286</b> (1,043+1,873+2,370)		<b>5,286</b> (1,043+1,873+2,370)	
2011-31	PP+SS3	8,906	0	8,636	0
	PP+SS3+C1a	10,117	21	9,156	15
	PP+SS3+C1a+C1b	10,117	21	9,156	15
	PP+SS3+C1a+C1b+C2a	13,748	70	9,702	29
	PP+SS3+C1a+C1b+C2a+C2b	15,860	76	9,916	30
	PP+SS3+C1a+C1b+C2a+C3a	15,913	94	8,758	36
	PP+SS3+C1a+C1b+C2a+C2b+C3a	18,025	100	10,127	37
	PP+SS3+C1a+C1b+C2a+C2b+C3a+C3b	26,238	115	10,127	37
	<b>Dwelling Requirement 2011-31</b>	<b>7,656</b> (1,043+1,873+2,370+2,370)		<b>7,656</b> (1,043+1,873+2,370+2,370)	

6.34 Table 6.9 above outlines the incremental housing requirements for the Borough Council of Wellingborough to 2031 based on the emerging Draft JCS requirement of 7,656 dwellings

(August 2012). Extant planning permissions have been calculated as 8,636 dwellings, inclusive of a non-implementation rate. This forms the basis for assessing the role housing potential identified in the SHLAA can contribute to enabling the Borough to meet its overall targets in the emerging Draft JCS.

- 6.35 **In the first five year period (2011-16) the requirement is 1,043 dwellings<sup>32</sup>.** Extant planning permissions are sufficient to cover this (8,636 dwellings). However, a majority of this supply is located at the Wellingborough North and Wellingborough East SUEs (6,100 dwellings in total) which are not expected to deliver major growth over this period. Therefore, it will be necessary to look to potential from the SHLAA to make up any shortfall. If it is assumed that none of the 6,100 dwellings committed at these sites will come forward over this period, there will continue to be a pool of 2,536 dwellings at committed sites which is more than sufficient to cover the JCS requirement of 1,043 dwellings. Whilst it is therefore unlikely that any SHLAA potential will be needed between 2011-16, there is potential available from category 1a sites (1,211 dwellings), if this proves to be necessary.
- 6.36 The next assessment period is 2011-2021 for which **the cumulative requirement is 2,916 dwellings.** Whilst this requirement could be achieved through extant planning permissions (8,636 dwellings), the Wellingborough SUEs will not be built-out by 2021 and it will therefore be necessary to supplement committed potential with sites from the SHLAA. If no supply was to be derived from the SUEs to 2021, this would leave a committed pool of 2,536 dwellings. Together with category 1 sites (1,211 dwellings) and the supply anticipated from windfall (90 dwellings) this combination could provide 3,837 dwellings– a more than sufficient amount for the Borough to meet its JCS requirement over this period.
- 6.37 **The next assessment period is 2011-2026 for which the cumulative requirement is 5,286 dwellings.** Whilst this requirement could be achieved through supply from both windfall sites (180 dwellings) and extant planning permissions (8,636 dwellings), the Wellingborough SUEs will not be built-out by 2026 and it will be necessary to supplement this supply with capacity from the SHLAA. After factoring in windfall, if, by way of an example, only 25% of the committed supply at the SUEs was to be built to 2026 (1,525 dwellings), this would equate to 4,241 dwellings overall<sup>33</sup> – a shortfall of 1,045 dwellings relative to targets. To make this shortfall up use could be made of category 1 sites (1,211 dwellings) and which would result in a surplus of 166 dwellings relative to requirements, 2011-26. This combination can be further supplemented by potential from category 2a sites (3,631 dwellings), if necessary.
- 6.38 **The final assessment period is 2011-2031 (the whole JCS plan period) for which the cumulative requirement is 7,656 dwellings.** This requirement could be achieved through extant planning permissions alone (8,636 dwellings) but as per the previous analysis, it is unlikely that the 6,100 dwellings committed at the Wellingborough SUEs will be completely built out by 2031. If , by way of an example, it was assumed that all of Wellingborough East

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<sup>32</sup> See Table 3.14

<sup>33</sup>  $8,636 - 6,100 + 1,525 + 180 = 4,241$  dwellings

(3,100 dwellings) and 50% of Wellingborough North (1,500 dwellings) was built out over this period, this would equate to 4,600 dwellings overall and a new extant permission figure of 7,136 dwellings – a shortfall of 520 dwellings relative to targets. Windfall provision over this period has been calculated as 270 dwellings, which, alongside the recalibrated commitments figure leaves an overall shortfall of 250 dwellings. This shortfall can, however, be made up through use of sites from category 1 (1,211 dwellings) and Category 2 (5,743 dwellings), as, and if, necessary. Nevertheless, In the event that these extensions do not come forward at the rates anticipated, supply exists through the SHLAA to enable the Borough to achieve its overall plan requirements to 2031.

### **Summary**

- 6.39 This chapter assesses whether there is sufficient supply to meet each local authority's strategic housing targets to 2031, as outlined in the emerging Draft JCS (August 2012). Potential supply from extant planning permissions (discounted to take account of non-implementation), identified SHLAA potential from category 1,2 and 3 sites, windfall provision and the non-consented SUEs is fully considered. **This work concludes that there is sufficient potential across the area to meet the requirements of the emerging JCS and also flags-up the additional potential available from development plan documents adopted after the base date of this study and which will be fully considered when next updating the SHLAA.**



## **Chapter 7: SHLAA Practice Guidance: Stage 9 Assessment - Contribution from Sustainable Urban Extensions (“broad locations”)**

- 7.1 Stage 9 of the Practice Guidance (*Identifying and assessing the housing potential of broad locations*) is an optional stage in the assessment which is required where it is not possible to identify sufficient sites for future growth. As the preceding analysis has shown, the SHLAA has identified sufficient land to meet the emerging Draft JCS requirements. However, this analysis does not include any provision for the growth of the Sustainable Urban Extensions (SUEs) beyond those levels already committed or identified in Table 6.5. Given the Government’s emphasis on the provision of new housing it is prudent to test the theoretical extent to which these urban extensions may grow on the basis of site submissions received. Consistent with the 2009 study, this SHLAA undertakes a ‘Stage 9’ assessment of sites within/adjacent to the SUEs using the same approach used for category 1,2 and 3 sites. As the urban extension sites tend to perform less well against the site assessment criteria, owing to their scale and location<sup>34</sup>, they have been designated as ‘category 4’ sites. This category forms an additional element of potential housing supply which could be used should local performance against plan requirements necessitate. However, given the lead-in time in establishing these sites they are most likely to offer longer term potential.
- 7.2 A significant amount of North Northamptonshire’s theoretical housing potential is derived from the 5 strategic urban extensions identified in the adopted Core Spatial Strategy. Kettering East, Wellingborough East, North West Wellingborough and North East Corby (Priors Hall – Corby Element) are all extant commitments at 01/04/2011 and their contribution to housing supply has been recorded in the ‘PP’ element of the preceding tables<sup>35</sup>. In addition to this, the element of supply anticipated from the SUEs which do not have planning consent at 01/04/2011<sup>36</sup> has also been incorporated into the preceding tables consistent with the 2009 SHLAA. However, on the basis of site submissions received, additional capacity exists in locations both within and adjacent to the SUE boundaries as consented/being produced through masterplanning. **The assessment of this additional potential is provided below, by both site and local authority, and denotes potential housing supply over and above that outlined in the preceding chapters.**

### **Category 4 sites in Corby Borough**

#### North East Corby

- 7.3 The North East Corby urban extension is made up of two separate development sites which form this broad location, namely Priors Hall and Weldon Park. The former site comprises

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<sup>34</sup> These sites are typically large Greenfield sites which, by their nature, face significant constraints. Such constraints include the sites being located outside the boundaries of the main towns - meaning they are distant to the existing services; they lie in open countryside and so development would have impact on landscape character and they will require extensive new access and drainage infrastructure to facilitate delivery

<sup>35</sup> North East Corby, comprising the Priors Hall and Weldon Park development sites (6,100 dwellings), Kettering East (5,500 dwellings) Wellingborough East (3,100 dwellings), Wellingborough North (3,000 dwellings) and Corby West (4,000 dwellings).

<sup>36</sup> See Table 6.5

5,100 dwellings which straddle the local authority boundaries of Corby and East Northamptonshire. At the study base date, outline planning permission existed for the Corby element of this site (4,360 dwellings), with East Northamptonshire Council yet to determine the element within its administrative area (735 dwellings<sup>37</sup>). In addition, the Weldon Park development site lies adjacent to Priors Hall and has outline consent for 1,000 dwellings (subject to S106). For the purposes of this Stage 9 assessment, this element of the SHLAA has assessed sites outside the consented element of Priors Hall (Corby) and those sites identified at Table 6.5.

- 7.4 Further to this, the SHLAA includes 3 sites in and around these SUE areas which could provide an additional 1,143 dwellings. All three sites are within the administrative boundary of Corby with the largest site having capacity for 887 dwellings<sup>38</sup>. The remaining potential is derived from sites 968 (Weldon Site 3) and 2040 (North of Birchington Road) which have capacity for 98 and 158 dwellings respectively. Cumulatively, including extant commitments and Table 6.5 potential, capacity for 7,238 dwellings has been identified around this broad location.

### West Corby

- 7.5 The emerging Draft JCS indicates that the urban extension at West Corby is expected to deliver 4,000 dwellings in the period to 2031. Four additional sites have been assessed within and around this SUE which, in total, could yield an additional 5,783 dwellings<sup>39</sup>. All of these sites are located in Kettering Borough but would form extensions to Corby town, if developed. For the purposes of this SHLAA the potential of these sites has therefore been assigned to Corby Borough<sup>40</sup>. Cumulatively, the SHLAA identifies that 9,783 dwellings could theoretically be provided around this broad location, which is well in excess of the scale of growth in the emerging Draft JCS.

### Summary

- 7.6 Overall, this Stage 9 assessment has identified 7 Category 4 sites which could yield an additional 6,926 dwellings in Corby Borough, as summarised by Table 7.1:

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<sup>37</sup> Although the application site is located within the local authority area of East Northamptonshire, with the Council acting as the planning body responsible for its determination, a historic precedence has been set to apportion any supply associated with this site to Corby Borough and therefore this practice has been followed within this study and capacity apportioned to Corby. Linked to this, East Northamptonshire Council granted outline planning permission for this element of the site in July 2011 (EN/04/01326/OUT) – post the study base date.

<sup>38</sup> Site 957 (Weldon Park Phase 2) – 887 dwellings

<sup>39</sup> Site 373 – Alternative SUE SW Corby (3,151 dwellings), Site 1018 - Land adjacent to Corby Road (A427) (231 dwellings), Site 1167 – Site to west of A6003 (1,525 dwellings) and Site 1171 – A427 (876 dwellings)

<sup>40</sup> This figure includes Site 373 (Alternative SUE SW Corby: 3,151 dwellings/Category 4), Site 1060 (Site 4 Land South East of Great Oakley: 1,483 dwl /Category 2) and Site 1083 (South East of Corby, adjoining the R8 site and the new A43 Corby: 1,500 dwl /Category 2). Each of these sites are located in Kettering Borough but due to their respective geographic locations on the periphery of the Corby urban area, these sites would effectively form an extension to Corby town should they be developed. For clarity, in terms of overall housing supply, the NNJPU has assigned these sites to the overall Corby Borough figure.

**Table 7.1: Summary Table of Category 4 potential in Corby Borough**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
4a	< 10 ha	329	2	0	0	329	2
4b	> 10 ha	<b>6,597</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>6,597</b>	<b>5</b>
<b>Totals</b>		<b>6,926</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>6,926</b>	<b>7</b>

**Category 4 sites in Kettering**

Kettering East

7.7 The Kettering East urban extension has been granted outline planning permission for 5,500 dwellings<sup>41</sup>. For the purposes of assessing additional housing supply in and around this area, the SHLAA has discounted the area which has an extant planning permission (at April 2011) and instead focussed on sites which have come forward in and around the urban extension.

7.8 The SHLAA has assessed 7 sites<sup>42</sup> in and around the consented SUE area which could provide 799 dwellings in addition to the existing consent for 5,500 dwellings. The majority of this theoretical yield is derived from site 1154 (Warkton Lane) where there is potential for 343 dwellings. Additionally, 2 new sites were submitted for the SHLAA refresh (sites 2075 and 2076) with a potential yield of 232 dwellings. Overall potential at this site is summarised by Table 7.2 below.

Summary

**Table 7.2: Summary Table of Category 4 potential in Kettering Borough**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
4a	< 10 ha	456	6	15	1	441	5
4b	> 10 ha	<b>343</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>343</b>	<b>1</b>
<b>Totals</b>		<b>799</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>799</b>	<b>7</b>

**Category 4 sites in Wellingborough**

Wellingborough East

7.9 The Wellingborough East urban extension has been granted outline planning permission for 3,100 dwellings. As per para 7.7, this SHLAA has focussed on assessing those sites which have come forward outside the consented urban extension area.

<sup>41</sup> This is accounted for in the 'PP' element of the preceding analysis for Kettering.

<sup>42</sup> Site 653 - Land to the rear of 109-159 Barton Road (88 dwellings), Site 654 - Land to the rear of 239 Barton Road (33 dwellings), Site 699 (Land to the rear of numbers 30-52 Cranford Road (88 dwellings), Site 739 - Ise Garden Centre, Warkton Lane (15 dwellings), Site 1154 – Warkton Lane (343 dwellings), Site 2075 - Land at Hayfield Lodge, Off Cranford Road, Barton Seagrave (134 dwellings) and Site 2076 - Land at Grange Farm, Off Cranford Road (98 dwellings).

7.10 Two sites have been assessed which are adjacent to this SUE which could provide an additional 3,365 dwellings. This is derived from site 2174, which has a theoretical capacity for 2,222 dwellings and site 998 which could theoretically provide 1,143 dwellings.

Wellingborough North

7.11 The Wellingborough North urban extension (also known as Upper Redhill) has planning permission for 3,000 dwellings. As per para 7.7 this stage 9 assessment only considers potential sites outside the consented urban area.

7.12 Further to this, the SHLAA has identified 2 sites which could provide an additional 2,527 dwellings overall. The majority of this theoretical yield is derived from Site 1133 (Land to the North and South of Furnace Lane) which has potential for 2,301 dwellings. The other potential location is site 2208 (Land adjacent to Upper Redhill) which could theoretically provide an additional 226 dwellings.

Summary

7.13 Overall, this Stage 9 assessment has identified capacity for an additional 5,892 dwellings within/adjacent to Wellingborough’s consented SUE sites. This is summarised by Table 7.3:

**Table 7.3: Summary Table of Category 4 potential in the Borough of Wellingborough**

Category	Site Area	Total		PDL		GF	
		Yield	Sites	Yield	Sites	Yield	Sites
4a	< 10 ha	0	0	0	0	0	0
4b	> 10 ha	<b>5,892</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>5,892</b>	<b>4</b>
<b>Totals</b>		<b>5,892</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>5,892</b>	<b>4</b>

## **Chapter 8: Summary of Main Findings**

### **Introduction**

- 8.1 The preceding analysis was undertaken as an update to the 2009 SHLAA for North Northamptonshire to assess whether sufficient suitable sites are available, or likely to become available, to help each local authority in North Northamptonshire to deliver the dwelling requirements proposed through the emerging Draft JCS.
- 8.2 The outputs of this SHLAA refresh will be used by each Council to make development plan allocations and/or bringing forward sites for development as the NPPF, and the requirement to maintain a five year supply of housing land, dictates.

### **Housing yield and site categorisation**

- 8.3 All 583 sites identified for potential housing have been subjected to a comprehensive GIS-based site assessment on the same basis as the 2009 SHLAA. Along with site visits, the GIS assessments have facilitated scores to be produced against each of the 13 criteria outlined in the Appendices with a view to deriving an overall site categorisation.
- 8.4 Category 1 sites are those that perform well against most of the defined assessment criteria and are affected by the least amount of constraints. Category 2 sites are those that face a moderate level of constraints but are still likely to be deliverable/achievable. Category 3 sites have a greater number of constraints and perform least well against the assessment criteria. Category 4 is used to flag the potential available from 'broad locations' which, in the context of this SHLAA, consists of sites within and/or adjacent to the consented and non-consented sustainable urban extensions as identified in the adopted Core Strategy.
- 8.5 Although this initial analysis provides a good indication as to each site's performance against a broad number of criteria, it has been necessary to undertake a secondary assessment to ensure that certain core constraints have been considered and are reflected in the final site categorisation. The process resulted in a total of 127 sites being downgraded in respect of their final categorisation.
- 8.6 Sites in category 1 are considered candidates for allocation subject to more detailed assessment of site specific issues and conformity with the provisions of the overall spatial strategy. In accordance with para 33 of the Practice Guidance, category 2 sites have been defined as not currently "deliverable", although it is possible that these sites could be made available for delivery after the first five years. Category 2 sites may therefore be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints. In order for category 3 sites to be considered appropriate for development or future allocation it would need to be clearly demonstrated that their significant constraints could be overcome in order to make them deliverable.

8.7 The headline findings from the site categorisation exercise are set out below and are summarised in Tables 6.6 – 6.9.

### **Yield assessment**

#### **Corby Borough**

8.8 Extant planning permissions are sufficient to cover the Borough's dwelling requirement for the first five years (2011-2016) whilst the ten year housing target can be met by a combination of extant planning permissions, a contribution from the non-consented sustainable urban extensions and use of some category 1a sites.

8.9 The Borough's 15 year housing target (2011-26) can be met by a combination of extant planning permissions and supply from the non-consented SUEs. To meet its 20 year housing requirement the Borough will, however, need to use all extant planning permissions, anticipated supply from the non-consented urban extensions and some Category 1a sites. This assumes that the non-consented SUEs will be built out at rates outlined in Table 6.5 and that all (already discounted) consents will be implemented. However, should this not occur, this SHLAA has demonstrated that there is significant potential in Corby Borough to make up any shortfall.

#### **East Northamptonshire District**

8.10 Extant planning permissions in East Northamptonshire are sufficient to deliver the district's five year housing requirement to 2016, which will be augmented further by sites allocated in the Rural North, Oundle and Thrapston Plan (which was adopted post the study base date)<sup>43</sup>. However, if the Council does need to make use of SHLAA potential over this period, there are 1,132 dwellings available through category 1 sites.

8.11 The 10 year housing requirement for the district (2011 -2021) can be met through the use of extant planning permissions, an allowance for windfall development 2016-21, all category 1 sites (a and b) and some Category 2a (<10ha) sites. The 15 year housing requirement can be met using the same combination, albeit with an increased provision for windfall development. In order to meet its 20 year housing requirements (2011 to 2031), the District will also need to make use of some category 2b sites (>10ha) and the additional contribution from windfall sites over this period. In no scenario, however, is it necessary to use category 3 sites to meet the dwelling requirement for East Northamptonshire.

#### **Kettering Borough**

8.12 Extant planning permissions in Kettering Borough (7,481 dwellings) are more than sufficient to cover its five year housing requirement to 2016 (2,479 dwellings). However, it is important to re-emphasise that 5,500 of these dwellings (74%) are derived from the

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<sup>43</sup> 1,243 dwellings overall – see Appendix 1 for more details.

consented Kettering East urban extension which is yet to commence and it is therefore likely that the Borough will need to make use of identified SHLAA sites to make up any shortfall. If no, or limited, provision was available from Kettering East over this period (5,500 dwellings) remaining consents (1,981 dwellings) plus category 1 potential (952 dwellings) would be sufficient to cover the Borough's housing requirements 2011-16 (2,933 dwellings overall). **In addition, it is likely that supply will be boosted over this period by the implementation of allocations in the adopted Town Centre AAP (which is not accounted for in this SHLAA).**

- 8.13 The 10 year requirement (2011 to 2021) for the Borough can similarly be met through use of extant planning permissions and an allowance for windfall development (covering 2016-21). However, as outlined above, in the event Kettering East makes only a limited contribution initially, there is potential from the SHLAA to supplement these sources of housing supply, particularly through the use of category 1 and 2 sites.
- 8.14 The Borough's 15 year requirement (2011-2026) of 7,925 dwellings can be met through the use of extant planning permissions and an allowance for windfall development (2016-26) alone. However, potential exists from the SHLAA, should this be necessary, to meet this overall requirement.
- 8.15 The 20 year requirement can be met by making use of the windfall allowance (2016-31), implementation of all extant planning permissions, all category 1 and some category 2a (<10ha) sites. In the event that not all of the Kettering East development is built-out by 2031, there is sufficient potential identified through this SHLAA to help make up any shortfall. **Furthermore, reliance on SHLAA potential is likely to be reduced in reality due to supply from housing sites allocated in the Kettering Town Centre AAP not accounted for in this study (see Appendix 1).**

### **Borough of Wellingborough**

- 8.16 Extant planning permissions in the Borough (8,636 dwellings) are more than sufficient to cover the five year requirement 2011-16 of 1,043 dwellings. However, 6,100 of these dwellings are at 2 consented urban extensions which are yet to commence. Nevertheless, even after discounting the supply from these sites, there remains sufficient provision to meet the five year requirement (2,536 dwellings). There is also potential available from category 1a sites in the interim should these be needed (1,211 dwellings).
- 8.17 The 10 year requirement (2011 – 2021) of 2,916 dwellings can be met from extant planning permissions. There is, however, potential from category 1 (1,211 dwellings) and category 2a sites (3,631 dwellings) should their use be necessary. There is also an anticipated supply of windfall developments over this period (2016-21) which is expected to contribute 90 dwellings.
- 8.18 The 15 year requirement (2011-2026) of 5,286 dwellings can be met through the use of extant planning permissions and an allowance for windfall development (2016-26), alone (8,816 dwellings). However, there is potential from category 1 (1,211 dwellings) and

category 2a (3,631 dwellings) sites, should circumstances dictate, to meet the requirement to 2026.

- 8.19 The 20 year requirement of 7,656 dwellings can be similarly met by making use of extant planning permissions and an allowance for windfall development (2016-31) alone (8,906 dwellings). However, as highlighted throughout, there is additional capacity from the SHLAA which could be utilised as circumstances dictate.

### **Sustainable urban extensions and 'broad locations'**

- 8.20 For consistency with the 2009 SHLAA and the Practice Guidance, a supplementary (Stage 9) assessment was undertaken to highlight the total capacity available from 'broad locations' which, in local terms, comprise areas within and adjacent to the identified SUEs . The outputs of this assessment' is summarised below<sup>44</sup>.

#### **Corby**

- 8.21 Through this SHLAA update, 3 additional sites have been identified in and around the consented element of the North East Corby SUE which could theoretically provide an additional 1,143 dwellings over and above consented and non-consented supply. Similarly, 4 sites have been identified at the West Corby SUE with potential for an additional 5,783 dwellings. Overall this equates to 7 category 4 sites identified yielding 6,926 dwellings.

#### **East Northamptonshire District**

- 8.22 A small element of the Priors Hall urban extension lies within the administrative boundary of East Northamptonshire District. This was subject to a planning application for 735 dwellings and approved by East Northamptonshire Council post the study base date of 01/04/2011. However, provision at this site is included in Corby Borough's assessment of supply (site 2212). No other category 4 sites have been identified in the District.

#### **Kettering**

- 8.23 The Kettering East urban extension has outline planning consent for 5,500 dwellings. Through this SHLAA review, 7 additional sites in and around this consented area have been identified which could provide 799 additional dwellings (all category 4 sites).

#### **Wellingborough**

- 8.24 There are 2 SUEs in the Borough of Wellingborough which have outline planning consent for 6,100 dwellings in total. These are Wellingborough East (3,100 dwellings) and Wellingborough North (3,000 dwellings). Through this SHLAA review, an additional 2 greenfield sites have been assessed within and around the consented area at

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<sup>44</sup> This data is derived from Tables 4.1b – 4.5b and Chapter 7 of this study.



Wellingborough East which can theoretically yield an additional 3,365 dwellings. Similarly, an additional 2 greenfield sites have been assessed at Wellingborough North with a theoretical capacity of 2,527 dwellings. Overall this equates to 4 category 4 sites which can yield a theoretical 5,892 dwellings.

## **Summary**

- 8.25 In summary, 583 sites have been assessed for their housing potential in this SHLAA (over and above extant commitments). Theoretically, these could yield 98,321 dwellings, comprising 6,583 dwellings from 125 category 1 sites, 27,101 dwellings from 211 category 2 sites, 51,020 dwellings from 229 category 3 sites and 13,617 dwellings from 18 category 4 sites.

## Appendices

**Appendix 1: Housing sites in adopted development plan documents which do not feature in this study**

**Kettering Town Centre Area Action Plan – Adopted Housing Allocations (July 2011)**

<b>Policy</b>	<b>Site</b>	<b>Settlement</b>	<b>Dwellings</b>
NRQ1	Land at Lidl store site, west of Trafalgar Road	Kettering	67
NRQ2	Former Lidl store site, north of Trafalgar Road	Kettering	22
NRQ3	Temporary car park, land west of Trafalgar Road	Kettering	48
NRQ4	Land north and east of Trafalgar Road	Kettering	120
NRQ5	B&Q & Comet site, Meadow Road/Jutland Way	Kettering	53
NRQ6	National Grid site north, Jutland Way	Kettering	14
NRQ7	National Grid site south, Jutland Way	Kettering	14
NRQ8	Meadow Road/Cromwell Road backland	Kettering	18
NRQ9	Commercial Road car park	Kettering	20
NRQ10	Meadow Road recreation ground	Kettering	94
NRQ11	ATS & Topps Tiles site, Northampton Road/Northfield Avenue	Kettering	18
NRQ12	Bus Depot site, Northampton Road	Kettering	47
NRQ13	Hazelwood Lane	Kettering	5
RQ1	Market Place North	Kettering	8
RQ2	Market Place South	Kettering	18
SHQ1	Wadcroft/Newlands Phase 1	Kettering	39
SHQ2	Morrisons Staff Car Park, Trafalgar Road	Kettering	18
SHQ3	Eden Street	Kettering	20
SHQ4	South of Northall Street (Iceland car park)	Kettering	9
SHQ5	South of Northall Street (Tanners Gate 1)	Kettering	33
SHQ6	South of Northall Street (Tanners Gate 2)	Kettering	24
SHQ7	Dryden Street/Fleet Street	Kettering	75
SSQ1	Montagu Street/Tordoff Place	Kettering	11
SSQ2	Carrington Street/Victoria Street	Kettering	19
SSQ3	Queen Street east	Kettering	8
SSQ4	Queen Street/Horsemarket north	Kettering	62
STQ4	Land Opposite Station Square	Kettering	15
Y1	Jobs Yard	Kettering	30
Y2	Soans Yard	Kettering	28
<b>Total</b>			<b>957</b>

### Rural North Oundle and Thrapston Plan - Adopted Housing Allocations (July 2011)

Policy	Site	Settlement	Dwellings
OUN3	Ashton Road/Herne Road	Oundle	145
OUN3	Creed Road	Oundle	145
OUN3	Dairy Farm, Stoke Hill	Oundle	20
OUN4	West of Glaphorn Road	Oundle	80
THR5	Thrapston South	Thrapston	685
KCF2	Willow Lane/Wood Road	King's Cliffe	145
NAS1	Church Street	Nassington	11
WAR1	Eaglethorpe Barns	Warmington	12
<b>Total</b>			<b>1,243</b>

**Appendix 2: Schedule of assessed sites by Category**

**Category 1 sites**

<b>No.</b>	<b>Site Ref.</b>	<b>Site Name</b>	<b>Street Name</b>	<b>Town</b>	<b>Local Authority area</b>	<b>Land Type</b>	<b>Site Area &gt;10ha</b>	<b>Yield</b>	<b>Final Category</b>
1	44	Off Lyveden Way	Oakley Vale	Corby	CBC	GF		311	1
2	49	Phases 5 & 6	Oakley Vale	Corby	CBC	GF	Y	433	1
3	87	Site near	Oakley Vale	Corby	CBC	GF		197	1
4	92	St Patrick's School		Corby	CBC	PDL		137	1
5	97	Stavangar Close Recreation Ground	Stavangar Close	Corby	CBC	GF		163	1
6	119	Site near Holbein Walk	Holbein Walk	Corby	CBC	GF		69	1
7	135	Site near	Oakley Vale	Corby	CBC	GF		79	1
8	141	School		Corby	CBC	PDL		91	1
9	149	Ollerton Walk incl. playground	Ollerton Walk	Corby	CBC	GF		96	1
10	150	South of	Copenhagen Rd	Corby	CBC	GF		16	1
11	154	Site near	Copenhagen Road	Corby	CBC	GF		75	1
12	165	Shetland Way Recreation Ground	Shetland Way	Corby	CBC	GF		63	1
13	170	Site near	Applegarth Close	Corby	CBC	GF		61	1
14	178	School Playing Field	Blenheim walk	Corby	CBC	GF		57	1
15	180	Site near	Stalbridge Walk	Corby	CBC	GF		56	1
16	182	Site near	Larratt Road	Weldon	CBC	GF		56	1
17	188	Site near	School	Corby	CBC	GF		62	1
18	194	Young King's Wood	Alberta Close	Corby	CBC	GF		50	1
19	206	Site South of	Occupation Rd	Corby	CBC	GF		57	1
20	210	Site near	Oakley Vale	Corby	CBC	GF		40	1
21	213	Site near	Sower Leys, Harlech	Corby	CBC	GF		38	1
22	214	Derwent Walk Playing field		Corby	CBC	GF		38	1

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
23	216	Site near	Cottingham Road	Corby	CBC	GF		37	1
24	223	Site near	Tavistock Square	Corby	CBC	GF		48	1
25	232	Site near	Holmfirth Walk and Helmsey Way	Corby	CBC	GF		31	1
26	238	School		Corby	CBC	PDL		42	1
27	239	Site near	Beatty Gardens	Corby	CBC	GF		30	1
28	243	Site near	Studfall Avenue	Corby	CBC	GF		34	1
29	244	Site near	Vian Way	Corby	CBC	GF		28	1
30	249	Site near	Oakley Road	Corby	CBC	GF		32	1
31	253	Land at end of	Minden Close	Corby	CBC	GF		26	1
32	258	Land between	Colyers Avenue and Dunedin Road	Corby	CBC	GF		25	1
33	263	Site near	Dolver Close	Corby	CBC	GF		24	1
34	273		Back Garden	Corby	CBC	GF		26	1
35	274	Hawthorne Walk recreation ground	Hawthorne Walk	Corby	CBC	GF		21	1
36	278	Back Garden		Corby	CBC	GF		15	1
37	291	The Shire Horse PH	Willow Brook Rd	Corby	CBC	PDL		19	1
38	293	Site near	Wimbourne Walk	Corby	CBC	GF		13	1
39	298	Back Garden		Corby	CBC	GF		9	1
40	299	Former Education Centre	off Occupation Road	Corby	CBC	GF		22	1
41	300	Site near	Oldenburg Road	Corby	CBC	GF		18	1
42	301	Site East of	Dash Farm Close	Weldon	CBC	GF		20	1
43	310		Raleigh Close	Corby	CBC	GF		19	1
44	313		Off Blake Road	Corby	CBC	GF		26	1
45	315		End of Home Farm Close	Corby	CBC	GF		19	1

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
46	317	Back Garden		Weldon	CBC	GF		9	1
47	321	Land at	Brooke Rd	Corby	CBC	GF		17	1
48	324		Newark Drive	Corby	CBC	GF		17	1
49	330	Back Garden		Corby	CBC	GF		12	1
50	332		Land North of Corby Road	Weldon	CBC	GF		17	1
51	342		Blake Road/Beardsley Court	Corby	CBC	GF		18	1
52	344		High Street	Weldon	CBC	GF		14	1
53	348		Garage Court	Corby	CBC	PDL		14	1
54	355		Home Farm Close	Corby	CBC	GF		7	1
55	360		Orchard Close	Weldon	CBC	GF		13	1
56	362	Play Area	Waver Close	Corby	CBC	GF		13	1
57	363	Former garage site	Weldon Rd	Corby	CBC	PDL		15	1
58	364		Garage Court	Corby	CBC	PDL		13	1
59	417	55	Bedford Road	Rushden	ENC	GF		19	1
60	439	Broadlands Family Unit, Victoria Road		Rushden	ENC	PDL		37	1
61	441	41 Keats Way		Rushden	ENC	GF		23	1
62	483	21-29	Irchester Road	Rushden	ENC	PDL		16	1
63	490	Land south of Ascot Road	Springfield Road	Rushden	ENC	GF		14	1
64	501	Land r/o 95/103 High Street and Rushden Delivery Office	College Street	Rushden	ENC	PDL		17	1
65	503	Council Depot (SELA E18)	Newton Road	Rushden	ENC	PDL		20	1
66	504	Builders yard, 150	High Street	Rushden	ENC	PDL		15	1
67	506	Station Road Garage	Station Road	Rushden	ENC	PDL		16	1



No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
68	507	Public Car Park (SELA E18)	Newton Road	Rushden	ENC	PDL		21	1
69	511	Factory (54-56)	Spencer Road/(Hayway)	Rushden	ENC	PDL		22	1
70	513	Dunlop Footware Ltd/Annexe Leigh House	Portland Road	Rushden	ENC	PDL		22	1
71	515	Windmill Snooker Club	Glassbrook Road/Miller Close	Rushden	ENC	PDL		22	1
72	520	Youth Centre/Public Car Park and land to rear of	Moor Road/Station Road	Rushden	ENC	PDL		23	1
73	527	Factory	Shirley Road	Rushden	ENC	PDL		26	1
74	531	Collins Factory/Mark Grove House	Allen Road/Covellan Court	Rushden	ENC	PDL		27	1
75	533	7/Factory/Land Corner of Station Road and Church Street	Church Street	Irthlingborough	ENC	PDL		25	1
76	538	Telephone Exchange, Drill Hall, Tyrells, Factory Shop, Warehouse and Abbotts Dairy	Victoria Road/Albert Road	Rushden	ENC	PDL		31	1
77	542	Factories	Cromwell Road/Upper Queen Street	Rushden	ENC	PDL		40	1
78	547	The Pembleton Centre, HE, Car Park and Recycling Centre (SELA E19)	Bates Way	Rushden	ENC	PDL		53	1
79	566	Site 319 - George Street Works/Factory Canteen/Whitworths Site/Orchard House	George Street/Wellingborough Road	Irthlingborough	ENC	PDL		399	1
80	569	Land adjacent to Pevensey Close	Barrington Road	Rushden	ENC	GF		99	1

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
81	678	BL Site 22.Land to the rear of	2 – 20 Bridle Road (gardens)	Burton Latimer	KBC	GF		34	1
82	705	Scott Road Garages	Scott Road	Kettering	KBC	PDL		19	1
83	732	Kettering Football Club	Rockingham Road	Kettering	KBC	PDL		88	1
84	734	Ferndale Residential Home	17 Headlands	Kettering	KBC	PDL		13	1
85	738	Factory adjacent to	52 Lawson Street	Kettering	KBC	PDL		35	1
86	775	GLENDON IRONWORKS	SACKVILLE STREET	Kettering	KBC	PDL		25	1
87	815	Dale End Park	Doddington Rd	Wellingborough	WBC	GF		212	1
88	816	Croyland Park		Wellingborough	WBC	GF		102	1
89	817	Saxby Bros Ltd		Wellingborough	WBC	PDL		175	1
90	871	Factory	27 to 37 Eastfield Road, Wollaston, NN29 7RS	Wollaston	WBC	PDL		13	1
91	873	Former Swimming baths	Croyland Road NN8 2AU	Wellingborough	WBC	PDL		46	1
92	875	Garden at	41 Debdale road NN8 5AJ	Wellingborough	WBC	PDL		33	1
93	878	Garden at	124B Midland Road, NN8 1NF	Wellingborough	WBC	PDL		18	1
94	879	Site of Laundry	Buckwell End NN8 4LR	Wellingborough	WBC	PDL		23	1
95	880	Depot	25 Gold Street	Wellingborough	WBC	PDL		50	1
96	881	Rear of	3 princess way NN8 2HG	Wellingborough	WBC	PDL		19	1
97	886	The Hope Centre	Guillemot Lane NN8 4UH	Wellingborough	WBC	PDL		15	1
98	892		4 Westfield Road	Wellingborough	WBC	PDL		10	1
99	893	George Cox Shoes	Westfield Road NN8 3HB	Wellingborough	WBC	PDL		31	1
100	895	Job Centre	Oxford House West Villa Road, NN8 45R	Wellingborough	WBC	PDL		21	1
101	903	Hardwick Park		Wellingborough	WBC	PDL		29	1

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
102	920	Land to the east of Nos 1 and 3 St. Botolphs Road and to the south of Barton Road	Barton Seagrave, Kettering, Northamptonshire, NN15 6SR	Kettering	KBC	GF		23	1
103	929	Land west of Severn Close	Land west of Severn Close, Wellingborough	Wellingborough	WBC	GF		40	1
104	931	Land to the Rear of Wed Wells/Off Rochester Close	Land to the Rear of Wed Wells/Off Rochester Close, Barton Seagrave, Kettering, NN15 6GG	Kettering	KBC	GF		20	1
105	969	Weldon Site 2	Land at Larratt Road, Weldon	Weldon	CBC	GF		67	1
106	978	Corby Site 2	Stanion Lane, Corby	Corby	CBC	GF		21	1
107	986	Land off Windsor Road	Land off Windsor Road, Wellingborough	Wellingborough	WBC	GF		256	1
108	1006	Land west of Kettering	Immediately east of A14. It is bounded by Thorpe Land, Gypsy Lane to the North and Northampton Road (A6013) to the South	Kettering	KBC	GF	Y	375	1
109	1027	Land at Rothwell Town Football Club	Land at Rothwell Town Football Club, Cecil Street, Rothwell	Rothwell	KBC	PDL		87	1
110	1081	Brambleside Four - Land to the north-west of Kettering	Brambleside Four, Land to the north-west of Kettering, in between the town and Weekley Village, adjoining Brambleside Allotments, NN16 9XD	Kettering	KBC	GF		92	1
111	1166	Kettering Fire Station	Headlands	Kettering	KBC	PDL		37	1
112	1175	Land to rear of 109 and 117 Main Road	Main Road	Wellingborough	WBC	GF		17	1
113	1203	Kilborn Road	Kilborn Road	Wellingborough	WBC	GF		64	1

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
114	1211	35a	Irthlingborough Road	Finedon	WBC	PDL		17	1
115	2001	Maple House, Canada Square		Corby	CBC	PDL		20	1
116	2017	Maple Fields School		Corby	CBC	PDL		33	1
117	2030	Railway Station Interchange	STATION ROAD	Corby	CBC	PDL		53	1
118	2032	Neighbourhood Centre, Oakley Vale		Corby	CBC	GF		21	1
119	2046	Kingswood		Corby	CBC	GF		14	1
120	2053	Oldland Road, Oakley Vale		Corby	CBC	GF		51	1
121	2155	Doddington Rd/Spur Rd		Wellingborough	WBC	PDL		20	1
122	2159	Car Park (west) (SELA E14)	Duck Street	Rushden	ENC	PDL		17	1
123	2162	Rushden Hospital	Wymington Road	Rushden	ENC	PDL		128	1
124	2185	Land at Bodworth's Nursery and Garden Centre		Burton Latimer	KBC	PDL		100	1
125	2205	Land at Bottom Lane	Bottom Lane	Stoke Albany	KBC	GF		4	1

**Summary of Category 1 SHLAA potential, by local authority area:**

District	No. of sites	Total Yield
Corby	66	3,288
East Northants	24	1,132
Kettering	14	952
Wellingborough	21	1,211
<b>Total</b>	<b>125</b>	<b>6,583</b>

Category 2 sites

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
1	13	CAR PARK	PYTCHLEY COURT	Corby	CBC	PDL		19	2
2	60	Site west of	Geddington Rd	Corby	CBC	PDL	Y	320	2
3	71	Southern Gateway	Little Colliers Field	Corby	CBC	GF		94	2
4	85	Site near	Bangrave Road	Corby	CBC	GF		41	2
5	140	Site near	Seaford Walk	Corby	CBC	GF		76	2
6	158	Stamford Rd Cricket Ground	Stamford Road	Weldon	CBC	GF		72	2
7	195	Site between	Dunedin and Oakley Road	Corby	CBC	GF		49	2
8	205	Torksey Close, adj. CDC Plots		Corby	CBC	GF		29	2
9	245	Back Garden		Weldon	CBC	GF		19	2
10	255	Site at	Corner Church St & A427	Weldon	CBC	GF		26	2
11	318	Back Garden		Corby	CBC	GF		18	2
12	350		School	Corby	CBC	PDL		20	2
13	388	38	HUNTINGDON ROAD	Thrapston	ENC	PDL		17	2
14	425	Land off Windsor Road		Rushden	ENC	GF		27	2
15	447	Land rear of 276-280	Wellingborough Road/Paddocks Road	Rushden	ENC	GF		21	2
16	474	Land at	Grove Road	Thrapston	ENC	PDL		4	2
17	477	(Land south of) 17	Nene Close	Raunds	ENC	GF		13	2
18	481	Bowling Green	Market Road	Thrapston	ENC	GF		7	2
19	482	Land at	Station Road	Oundle	ENC	PDL		13	2
20	488		Milton Road	Oundle	ENC	GF		13	2
21	495	Former Garage Site	Rectory Road	Rushden	ENC	PDL		18	2
22	497	1/2/3/29/29A	Wellingborough Road/Skinners Hill	Rushden	ENC	PDL		14	2
23	499	(Land to the rear of) 65/(North of Wildacre, Hayway)	Northampton Road	Rushden	ENC	PDL		18	2
24	500	Titty Ho Motor Company	Grove Street	Raunds	ENC	PDL		15	2
25	502		Off Station Road	Irthlingborough	ENC	PDL		14	2
26	509	Lockit And Glazit 157/Workshop Rear of 157	High Street	Rushden	ENC	PDL		16	2
27	514	(Land to the rear of) 72-118	Harborough Road	Rushden	ENC	PDL		23	2
28	525	(Gardens between houses on Dryden Street and Mackenzie Road)	Dryden Street/Mackenzie Road	Raunds	ENC	PDL		21	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
29	530	(Gardens West of) 142 (adj. SELA E27)	Northampton Road	Rushden	ENC	PDL		16	2
30	534	Pine Lodge	Wellingborough Road	Irthlingborough	ENC	PDL		29	2
31	537	(Land to the west and south of)	Chestnut Close	Rushden	ENC	GF		28	2
32	544	Land east of Ship Lane	South Road	Oundle	ENC	PDL		26	2
33	545	Rushden Indoor Bowling Club, 144 (adj. SELA E27)	Northampton Road	Rushden	ENC	GF		22	2
34	546	The Charles Parker Building/IIB House/Atlanta House	Midland Road	Higham Ferrers	ENC	PDL		34	2
35	551	Land at	St. Peter's Road	Oundle	ENC	PDL		49	2
36	555	Land at	Milton Road	Oundle	ENC	GF		59	2
37	561	RPC Containers Ltd/Container Factory	Grove Street	Raunds	ENC	PDL		61	2
38	568	Land off	St. Mary's Avenue	Rushden	ENC	GF		85	2
39	573	Land Between A6 Higham Ferrers Bypass and Station Road	Station Road	Higham Ferrers	ENC	GF		52	2
40	581	Bull Ring and Church Walk	Church Walk	Thrapston	ENC	PDL		8	2
41	582	Cattle Market		Thrapston	ENC	PDL		22	2
42	594	Land west of Neville Day Close	Neville Day Close	Easton on the Hill	ENC	GF		17	2
43	603	Land north of 27 Northfield Road	Northfield Road	Nassington	ENC	GF		13	2
44	613	Land east of St Christopher's Drive	St. Christopher's Drive	Oundle	ENC	GF		119	2
45	624	Land at Village Farm	North Street	Titchmarsh	ENC	PDL		19	2
46	667	BL Site 11. Land Adjacent to The Bungalow	Higham Road	Burton Latimer	KBC	GF		25	2
47	676	BL Site 20. Site to the rear of	23 Regent Road	Burton Latimer	KBC	GF		18	2
48	680	Lawrences Factory	Gladstone Street	Desborough	KBC	PDL		39	2
49	698	Land off	Netherfield Road	Kettering	KBC	GF		82	2
50	703	KBC Allotments	Whiteford Drive	Kettering	KBC	GF		155	2
51	707	Silver Acre allotments		Kettering	KBC	GF		250	2
52	744	Rear gardens of properties and allotments	Shotwell Mill Lane	Rothwell	KBC	GF		46	2
53	747	Cooper's Coaches	Desborough Road	Rothwell	KBC	PDL		11	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
54	814	Doddington Rd Cemetery & Allotments	Hardwick Road	Wellingborough	WBC	GF		223	2
55	821	Land between Bakers Crescent and Chester Road	Gypsy Lane	Irchester	WBC	GF	Y	382	2
56	854	Land to the rear of The Swan Public House		Earls Barton	WBC	PDL		74	2
57	867	land surrounding Parsons Hall		Irchester	WBC	PDL		69	2
58	868	Former Dr. Martens Factory	High Street, Wollaston, NN29 7SW	Wollaston	WBC	PDL		55	2
59	869	Land at Scott Bader	NN29 7SJ	Wollaston	WBC	PDL		14	2
60	885	Land south of	Finedon Road Industrial estate, Finedon Road NN8 4AL	Wellingborough	WBC	GF	Y	254	2
61	898	Leys Road / Highfield Road	Leys Road / Highfield Road	Wellingborough	WBC	PDL		72	2
62	918	Land at Harrington Road	Harrington Road, Desborough, NN14 2NJ	Desborough	KBC	GF		85	2
63	922	Land south east of Northampton Road	Land south east of Northampton Road, Broughton, NN14 1DS	Broughton	KBC	GF		85	2
64	928	Land at 66 East Road	Land at 66 East Road, Oundle, PE8 4BZ	Oundle	ENC	PDL		39	2
65	933	Land	Big Green, Warmington, PE8 6TU	Warmington	ENC	GF		14	2
66	935	Land at Springfield Farm	Oundle Road	Thrapston	ENC	GF		250	2
67	942	Church Farm	Bozeat, NN29 7LT	Bozeat	WBC	PDL		60	2
68	944	Land off Stoke Doyle Road	Land off Stoke Doyle Road, Oundle	Oundle	ENC	GF		200	2
69	946	Land Rear of	Nicholas Road	Irthlingborough	ENC	GF		176	2
70	947	Land off Carlow Road	Land off Carlow Road, Ringstead	Ringstead	ENC	GF		31	2
71	952	Land off Hensmans Lane	Land off Hensmans Lane, Bozeat, Northants, NN29 7	Bozeat	WBC	GF		31	2
72	953	Land adjoining Chuch Lane	Land adjoining Chuch Lane, Barnwell, Northants, PE85	Barnwell	ENC	GF		15	2
73	958	Land off Harborough Road	Land off Harborough Road, Desborough	Desborough	KBC	GF		165	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
74	959	Stanion Site 7	Land at Kettering Road, Stanion	Stanion	CBC	GF		28	2
75	960	Stanion Site 6	Land at Longcroft Road, Stanion	Stanion	CBC	GF		116	2
76	961	Stanion Site 5	Land adjoining The Pastures, Brigstock Road, Stanion	Stanion	CBC	GF		70	2
77	971	Gretton Site 2	Land adjoining Stone Cottages, Harringworth Road, Gretton	Gretton	CBC	GF		42	2
78	973	Brigstock Site 2	Land on the west side of Grafton Road, Brigstock	Brigstock	ENC	GF		61	2
79	974	Brigstock Site 1	Land on the east side of Grafton Road, Brigstock	Brigstock	ENC	GF		17	2
80	980	Desborough Site 3	South of Pipewell Road	Desborough	KBC	GF		92	2
81	981	Desborough Site 2	South of Pipewell Road	Desborough	KBC	GF		332	2
82	983	Gate Lane	Broughton, nr Kettering, Northants	Broughton	KBC	GF		40	2
83	991	Land off Compton Way	Land off Compton Way, Earls Barton, Northants, NN6 0PL	Earls Barton	WBC	GF		87	2
84	992	Land to the south of Pioneer Avenue and west of Rothwell Road	Land to the south of Pioneer Avenue and west of Rothwell Road, Desborough	Desborough	KBC	GF	Y	350	2
85	994	Land to the east of New Road and south of the Meadows	Land to the east of New Road and south of the Meadows, Geddington	Geddington	KBC	GF		10	2
86	1002	Finedon Road	Finedon Road, Burton Latimer	Burton Latimer	KBC	GF		67	2
87	1004	Land off Washington Court	Washington Court	Thrapston	ENC	GF		20	2
88	1005	Land adjacent to Lyvenden Road	Land adjacent to Lyvenden Road, Brigstock	Brigstock	ENC	GF		76	2
89	1007	Land between Wellingborough Road and Finedon Road/Reservoir/Waterworks Allotments/Site 286 (Irthlingborough West)	Finedon Road/Windmill Road/Wellingborough Road	Irthlingborough	ENC	GF	Y	700	2
90	1012	Land at Wharf Road Allotment Site	Wharf Road	Higham Ferrers	ENC	GF		218	2



No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
91	1013	Chevron Traffic Management Ltd	Thrapston Road, Finedon, NN9 5DQ	Finedon	WBC	PDL		14	2
92	1019	Land at Hospital Hill	off Main Street, Rothwell, Northants	Rothwell	KBC	GF		19	2
93	1022	Rothwell North	East and west of the B576	Rothwell	KBC	GF	Y	1,000	2
94	1031	Land between A43 and High Street	High Street	Broughton	KBC	GF		84	2
95	1032	Bozeat 1	NN29 7LP	Bozeat	WBC	GF		75	2
96	1033	Bozeat 2	NN29 7NQ	Bozeat	WBC	GF		13	2
97	1035	Bozeat 4	Queen Street	Bozeat	WBC	GF		80	2
98	1036	Finedon 1	NN9 5JB	Finedon	WBC	GF		172	2
99	1037	Finedon 2	NN9 5DU	Finedon	WBC	GF		244	2
100	1038	Between 15 and 45 Thrapston Road	Thrapston Road	Finedon	WBC	GF		40	2
101	1039	South of Thrapston Road	Thrapston Road	Finedon	WBC	GF	Y	261	2
102	1040	Finedon 5	Milner Way	Finedon	WBC	GF		87	2
103	1041	Finedon 6	Mackworth Drive	Finedon	WBC	GF		55	2
104	1043	Irchester 1	Station Road	Irchester	WBC	GF		100	2
105	1044	Irchester 2	Norman Way	Irchester	WBC	GF		188	2
106	1045	Earls Barton 1	titley Bank Avenue	Earls Barton	WBC	GF		229	2
107	1046	Grange Farm	Wellingborough Road	Earls Barton	WBC	GF		107	2
108	1047	Earls Barton 3	High Street	Earls Barton	WBC	GF		83	2
109	1048	Earls Barton 4	Behind Burns Close	Earls Barton	WBC	GF		112	2
110	1052	South of Briarwood Way	Briarwood Way	Wollaston	WBC	GF		40	2
111	1053	South of The Pyghtles	NN29 7LH	Wollaston	WBC	GF		54	2
112	1054	Land to the east of Watermill Close	Watermill Close	Desborough	KBC	GF		150	2
113	1057	Site 1 Land around Great Oakley Cricket Ground	Land around Great Oakley Cricket Ground, Corby	Corby	CBC	GF		202	2
114	1060	Site 4 Land South of Great Oakley	Land South of Great Oakley, Corby	Corby	CBC	GF	Y	1,483	2
115	1062	Land to the east and west of Church Street	Land to the east and west of Church Street, Broughton	Broughton	KBC	GF		48	2
116	1071	Prospect Farm	Prospect Farm, North of York Road, Wollaston	Wollaston	WBC	GF		241	2
117	1075	Geddington Sawmill	Grafton Road	Geddington	KBC	PDL		10	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
118	1083	South East of Corby, adjoining the R8 site and the new A43 Corby Link Road (CLR)	South East of Corby, adjoining the R8 site and the new A43 Corby Link Road (CLR), NN18 8EY (nearest)	Corby	CBC	GF	Y	1,500	2
119	1084	Land east of Kettering	Land East of Kettering (situated between submitted outline application KET/2007/0694 for Kettering Sustainable Urban Extension and Kettering Eastern Avenue), NN16 9XL (nearest)	Kettering	KBC	GF	Y	855	2
120	1089	Land to the east and west of Cransley Hill	Land to the east and west of Cransley Hill, Little Cransley, Broughton	Broughton	KBC	GF		180	2
121	1090	Land to the west of Stamford Road (A43)	Stamford Road	Geddington	KBC	GF		18	2
122	1093	Woodland Pytchley Hunt Kennels	Kennel Hill	Brigstock	ENC	PDL		63	2
123	1094	Land adjoining The Orchards	Harrington Road	Desborough	KBC	GF		60	2
124	1097	Land off Cotterstock Road and St Peters Road North	Cotterstock Road	Oundle	ENC	GF		87	2
125	1099	Land off Stamford Lane	Stamford Lane	Warmington	ENC	GF		15	2
126	1103	Land off Blatherwycke Road	Blatherwycke Road	King's Cliffe	ENC	GF		80	2
127	1105	(Land off - Opposite 16 Welland Close)	Brick Kiln Road	Raunds	ENC	GF		19	2
128	1107	(Land adjacent - east of) White Gables	Brooks Road	Raunds	ENC	GF		10	2
129	1111	Land to the west of Rothwell	A6	Rothwell	KBC	GF		250	2
130	1115	Park Farm	Park Farm, Wellingborough	Wellingborough	WBC	GF	Y	711	2
131	1117	Land at Barton Hall	Barton Road	Kettering	KBC	PDL		20	2
132	1119	Land to the east of Wellingborough Road	Wellingborough Road	Finedon	WBC	GF		167	2
133	1121	Land to the east of Orchard Lane	Orchard Lane	King's Cliffe	ENC	GF		31	2
134	1122	Land to the north of South Road	South Road	Oundle	ENC	PDL		60	2
135	1123	Kettering Town Cricket Sports and Social Club	Lake Avenue	Kettering	KBC	GF		150	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
136	1124	Kettering Rugby Football Club	Waverley Road	Kettering	KBC	GF		150	2
137	1125	Land between the A6 and Wold Road	Wold Road	Burton Latimer	KBC	GF		30	2
138	1126	Land to the west of Kettering Road	Kettering Road	Burton Latimer	KBC	GF		40	2
139	1127	Land between Cranford Road and the A6	Cranford Road	Burton Latimer	KBC	GF		150	2
140	1128	Land to the rear of Station Road and Polewell Lane	Station Road	Burton Latimer	KBC	PDL		80	2
141	1129	Land to the north of Church Street, Burton Latimer	Church Street	Burton Latimer	KBC	GF		15	2
142	1131	Playing Field (to the South of) Ferrers School	Queensway	Higham Ferrers	ENC	GF		428	2
143	1141	Land to the south east of Burton Latimer	Finedon Road	Burton Latimer	KBC	GF	Y	985	2
144	1143	Land off Cricket Ground	Barton Seagrave	Kettering	KBC	GF		282	2
145	1144	Land off	Antonia Drive	Raunds	ENC	GF	Y	384	2
146	1146	Land South East of the Ferrers School/Land Rear of Ferrers School off Station Approach	Higham Ferrers A6 Bypass/Midland Road	Higham Ferrers	ENC	PDL	Y	470	2
147	1147	Scott Bader Co Ltd	Irchester Road	Wollaston	WBC	PDL		75	2
148	1148	Corby Community College	Oakley Road	Corby	CBC	PDL	Y	235	2
149	1151	Land West of Kettering adjacent A14 and Kettering Golf Club	A14	Kettering	KBC	GF	Y	1,000	2
150	1156	Land adjacent to Mawsley	off A43	Mawsley	KBC	GF	Y	1,410	2
151	1157	Land at Ashley Road	Ashley Road	Stoke Albany	KBC	PDL		41	2
152	1159	Cedars Farm	Land off Copelands Road, Desborough	Desborough	KBC	GF		135	2
153	1162	Loatlands school	Harrington Road	Desborough	KBC	PDL		78	2
154	1163	Eveden Factory 1	Rothwell Road	Desborough	KBC	PDL		20	2
155	1164	Eveden Factory 2	Rothwell Road	Desborough	KBC	PDL		27	2
156	1176	Land adjoining 43 Earls Barton Road	Earls Barton Road	Great Doddington	WBC	GF		78	2
157	1182	Land at Brook Vale, Wilby		Wellingborough	WBC	GF		87	2
158	1185	Land off Farndish Road	Farndish Road	Irchester	WBC	GF		59	2
159	1186	Land off St Marys Road	St, Mary's Road	Bozeat	WBC	GF		64	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
160	1191	Land btw 80-86 Station Road	Station Road	Earls Barton	WBC	GF		11	2
161	1196	Land North of Francis Dickins Close	Francis Dickins Close	Wollaston	WBC	GF		37	2
162	1198	Land btw 20 Mackworth Drive & gate house	Mackworth Drive	Finedon	WBC	PDL		10	2
163	1213	18 Burton Road	Burton Road	Finedon	WBC	PDL		18	2
164	1214	28 & 30 Burton Road	Burton Road	Finedon	WBC	PDL		42	2
165	1217	Land between NN6 ONW	143 and 155 Doddington Road	Earls Barton	WBC	PDL		29	2
166	1219	Land at Townside Farm		Finedon	WBC	GF		93	2
167	1220	Land SE of Bozeat		Bozeat	WBC	GF		32	2
168	1222	Land North of	11 Doddington Road	Earls Barton	WBC	PDL		4	2
169	1223	Bucleugh holdings	St Mary's Ave	Finedon	WBC	GF		27	2
170	1224	Land to the r/o 9 the High Street		Earls Barton	WBC	PDL		10	2
171	2002	Oundle Road, Weldon		Weldon	CBC	GF		51	2
172	2003	Oakley Vale		Corby	CBC	GF		137	2
173	2004	Daneholme Regeneration Area		Corby	CBC	PDL		48	2
174	2005	Off Willows Lane, Stanion		Stanion	CBC	GF		44	2
175	2015	Ashley Road, Middleton		Middleton	CBC	GF		11	2
176	2016	Off Ashely Road, Middleton		Middleton	CBC	GF		47	2
177	2018	Land Off Latimer Close		Gretton	CBC	GF		11	2
178	2019	Land at South Lodge		Gretton	CBC	GF		17	2
179	2021	Torksay Close, Oakley Hay		Corby	CBC	GF		3	2
180	2034	Near Bangrave Road - Allocation E11	Bangrave Road	Corby	CBC	GF		134	2
181	2035	Beanfield School		Corby	CBC	PDL		150	2
182	2036	North of Cottingham Road		Corby	CBC	PDL		154	2
183	2037	Parkland Gateway		Corby	CBC	PDL		53	2
184	2045	Pen Green Lane		Corby	CBC	PDL		292	2
185	2052	Evolution Corby		Corby	CBC	PDL		170	2
186	2054	Stanion Lane Plantation		Corby	CBC	GF	Y	373	2
187	2055	Centrix Park		Corby	CBC	PDL	Y	51	2
188	2061	North and South of Sondes Road		Corby	CBC	GF		15	2
189	2064	Geddington South East		Geddington	KBC	GF		67	2
190	2065	Geddington South West		Geddington	KBC	GF		94	2
191	2066	Geddington West		Geddington	KBC	GF		50	2

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
192	2082	Land at Rotten Row		Wollaston	WBC	GF		6	2
193	2086	Land to the South-West of Pioneer Avenue, Desborough		Desborough	KBC	GF		102	2
194	2093	Land off Thrapston Road, Woodford		Woodford	ENC	GF		74	2
195	2096	Land off Station Road, Earls Barton		Earls Barton	WBC	GF		67	2
196	2113	Land to the West of Station Road, Earls Barton		Earls Barton	WBC	GF		40	2
197	2116	Land adjacent to Mackworth Drive, Finedon		Finedon	WBC	GF		8	2
198	2125	Land east of Mears Ashby Road, North of Earls Barton		Earls Barton	WBC	GF	Y	290	2
199	2142	Top Farm Lane, Great Doddington		Great Doddington	WBC	GF		48	2
200	2156	Land East of Eastfield Rd (WEAST)		Wellingborough	WBC	PDL	Y	214	2
201	2157	Irthlingborough - 1996 Local Plan Allocation IR1a		Irthlingborough	ENC	GF		155	2
202	2182		Columbus Crescent	Rothwell	KBC	GF		116	2
203	2186	Land at White Lodge Farm		Burton Latimer	KBC	GF		237	2
204	2189	Land off Airlingworth Road and Braybrooke Road		Desborough	KBC	GF	Y	187	2
205	2191	Land off the A6 Roundabout		Rothwell	KBC	GF		52	2
206	2194	Old Nursery Site at Grafton Road		Geddington	KBC	GF		25	2
207	2199	Land to the North of Harborough Road		Stoke Albany	KBC	GF		22	2
208	2207	The Paddock	Off Meadow Close	Broughton	KBC	GF		31	2
209	2209	Lower Steeping		Desborough	KBC	GF		129	2
210	2210	Land to the West of Wellingborough Road		Broughton	KBC	GF		229	2
211	2211	Land off Old Dry Lane		Brigstock	ENC	GF		52	2

**Summary of Category 2 SHLAA potential, by local authority area:**

<b>District</b>	<b>No. of sites</b>	<b>Total Yield</b>
Corby	38	6,220
East Northants	60	4,658
Kettering	58	10,480
Wellingborough	55	5,743
<b>Total</b>	<b>211</b>	<b>27,101</b>

Category 3 sites

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
1	47	Site near	Thoroughsale Wood	Corby	CBC	GF	Y	1,119	3
2	52	Site near	Thoroughsale Wood	Corby	CBC	GF	Y	669	3
3	53	Site near	Thoroughsale Wood	Corby	CBC	GF	Y	672	3
4	68	Corus Tube Works		Corby	CBC	PDL		124	3
5	84	Site near	Oakley Vale	Corby	CBC	GF		196	3
6	89	School	Bramber Court	Corby	CBC	GF		131	3
7	96	General Open Space	off Stanion Lane	Corby	CBC	GF		59	3
8	116	British American Tobacco Land		Corby	CBC	PDL		73	3
9	123	Site near Danesholme Road	Danesholme Rd	Corby	CBC	GF		86	3
10	124	Site near Oakley Road	Oakley Road	Corby	CBC	GF		75	3
11	130	Site near	Gretton Brook Road - reservoir	Corby	CBC	PDL		59	3
12	133	Site near	Gretton Brook Road	Corby	CBC	PDL		81	3
13	142	British American Tobacco Land		Corby	CBC	PDL		63	3
14	143	Lloyds Rd Gas Works	Lloyds Rd	Corby	CBC	PDL		54	3
15	152		Between A43 and Corby Road	Corby	CBC	GF		76	3
16	153	North of Headway,	Sedge Close	Corby	CBC	PDL		53	3
17	156	Site West of	Medlicott Close	Corby	CBC	GF		51	3
18	163	ex depot & community centre	Studfall Rd	Corby	CBC	PDL		74	3
19	171	Site near	Oakley Road	Corby	CBC	GF		84	3
20	174	Land at	Danesholme Local Centre	Corby	CBC	GF		39	3
21	177	Site North of	A6014 roundabout	Corby	CBC	GF		40	3
22	179	Site near	Spalding Rd	Corby	CBC	GF		69	3
23	202	Site North of	Great Folds Rd	Corby	CBC	GF		9	3
24	211	Builders yard (rear of Garden Centre)	Rockingham Rd	Corby	CBC	GF		40	3
25	231	Rear of	28-33 Flensburg Close	Corby	CBC	GF		32	3
26	250	Site near	Dalton Road	Corby	CBC	PDL		13	3
27	254	Site near	Alberta Close	Corby	CBC	GF		20	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
28	259	Back Garden		Corby	CBC	GF		10	3
29	266	Land north of	Brunel Rd	Corby	CBC	PDL		24	3
30	269	Site near	Grantham Walk	Corby	CBC	GF		23	3
31	272	Universal Salvage site,	Gretton Brook Rd	Corby	CBC	PDL		15	3
32	276	Site near	Southall Rd	Corby	CBC	GF		26	3
33	283	South of Wharfdale Rd recreation ground	Wharfdale Rd	Corby	CBC	PDL		21	3
34	288	British American Tobacco Land		Corby	CBC	PDL		10	3
35	308	Universal Salvage site,	Gretton Brook Rd	Corby	CBC	PDL		7	3
36	311		Kingsley Drive playground	Corby	CBC	GF		19	3
37	319	Land rear of houses on Home Farm Close	Home Farm Close	Corby	CBC	PDL		18	3
38	322	Sarrington Rd playground		Corby	CBC	PDL		17	3
39	326		Boyle Road	Corby	CBC	PDL		12	3
40	328		Saxon Way East	Corby	CBC	GF		17	3
41	329	School		Corby	CBC	PDL		20	3
42	331	Back Garden		Corby	CBC	GF		17	3
43	334		Beanfield Ave	Corby	CBC	GF		19	3
44	337	West of Larratt Rd allotment gardens	Larratt Road	Weldon	CBC	GF		16	3
45	340	British American Tobacco Land		Corby	CBC	PDL		11	3
46	347		Colyers Avenue	Corby	CBC	GF		2	3
47	349		Coldermeadow Ave	Corby	CBC	GF		14	3
48	351		School	Corby	CBC	PDL		14	3
49	376	(Land at) Diamond Business Centre (SELA E17)	Attley Way	Irthlingborough	ENC	PDL		64	3
50	383	Land adjacent Skew Bridge Ski Slope (SELA E4)	Northampton Road	Rushden	ENC	GF		89	3
51	457		43 High Street	Brigstock	ENC	PDL		10	3



No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
52	472	34/36/Warehouse Rear of 34	High Street	Rushden	ENC	PDL		13	3
53	476	Factory (48-74)	Portland Road	Rushden	ENC	PDL		15	3
54	478	(Land to the west and north of) 67	Victoria Road	Rushden	ENC	GF		16	3
55	480	(Car Park at ) The Ferrers School	Queensway	Higham Ferrers	ENC	PDL		16	3
56	484	(Garage) 35	High Street	Raunds	ENC	PDL		1	3
57	485	22/(Land to the rear of 24-66)	Harborough Road	Rushden	ENC	PDL		16	3
58	486	Public Car Park (SELA E10)	John Street	Rushden	ENC	PDL		60	3
59	491	Land west of 2-16	St. Christophers Drive	Oundle	ENC	GF		10	3
60	493	(Garden to the west of) Masone Close	Hayway	Rushden	ENC	GF		18	3
61	494	Car Park Rear of High Street	St Peters Way	Irthlingborough	ENC	PDL		12	3
62	496	No 135 - 151 Huntingdon Road	Huntingdon Road	Thrapston	ENC	PDL		10	3
63	505	Land Rear of 14-34	Marshalls Road	Raunds	ENC	GF		13	3
64	508	(Land to the East of 2-20)	College Street	Higham Ferrers	ENC	PDL		16	3
65	510	(Land to the south of 16-19)	Larkhill	Rushden	ENC	GF		22	3
66	512	(Land north of) Hayway House	Hayway	Rushden	ENC	GF		22	3
67	516	(Land rear of) 65-103	Marshalls Road	Raunds	ENC	PDL		19	3
68	517	(Victoria House) 30	Victoria Street	Irthlingborough	ENC	PDL		18	3
69	519	Land to the west of the Car Park at Ferrers School	Queensway	Higham Ferrers	ENC	PDL		23	3
70	522	(Land to the rear of) 33-63	Chelveston Road	Raunds	ENC	PDL		19	3
71	523	80 (SELA E17)	Station Road	Irthlingborough	ENC	PDL		24	3
72	524	(Land to the rear of 15-45)	St Mary's Avenue	Rushden	ENC	PDL		24	3
73	526	Tower Factory/Land adjacent Tower Factory (Unit 74)	Victoria Street	Irthlingborough	ENC	PDL		26	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
74	529	(Car Park Opposite (east) Imperial Court)	Duck Street	Rushden	ENC	PDL		23	3
75	532	(Gardens to the south of) 36-50	Wellington Road	Raunds	ENC	PDL		22	3
76	535	(Gardens to the south of) 72-102	Marshalls Road	Raunds	ENC	PDL		25	3
77	541	Splash Leisure Pool, 64 (SELA E9)	Station Road	Rushden	ENC	PDL		28	3
78	543	Bridge Street / Midland Road	Bridge Street	Thrapston	ENC	PDL		23	3
79	549	Land south of Braunstno Howe	St. Osyths lane	Oundle	ENC	PDL		16	3
80	550	(Land to the rear of 30-66)	Wymington Road	Rushden	ENC	GF		57	3
81	552	61/63/65 (61-65) (SELA E17)	Station Road	Irthlingborough	ENC	PDL		61	3
82	567	Site 453 - Coal Yard	Shirley Road	Rushden	ENC	GF		81	3
83	579	17 - 31 High Street	17 - 31 High Street	Thrapston	ENC	PDL		10	3
84	580	Land at Cosy Nook and Rear of High Street Properties	Cosy Nook	Thrapston	ENC	PDL		3	3
85	598	Land South of Church Walk	Church Walk	King's Cliffe	ENC	PDL		16	3
86	600	Land West of The Jitty	Station Road	Nassington	ENC	GF		19	3
87	602	Land south of Apethorpe Road	Apethorpe Road	Nassington	ENC	GF		58	3
88	606	Land north of Benefield Road	BENEFIELD ROAD	Oundle	ENC	GF	Y	355	3
89	607	Land either side of Herne Road	Herne Road	Oundle	ENC	GF	Y	352	3
90	609	Land West of Cotterstock Road	Cotterstock Road	Oundle	ENC	GF		124	3
91	616	Site of Scotts of Thrapston		Thrapston	ENC	PDL		65	3
92	620			Titchmarsh	ENC	GF		33	3
93	622	Land east of Polopit	Polopit	Titchmarsh	ENC	PDL		19	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
94	623	Land at Titchmarsh House	21 Chapel Street	Titchmarsh	ENC	PDL		39	3
95	626	Rear of Stonecroft	4 Rectory Lane	Woodford	ENC	GF		16	3
96	628	Allotments	Alledge Drive	Woodford	ENC	GF		13	3
97	629	Land south of	Mill Road	Woodford	ENC	GF		60	3
98	647	TOP FARM		Bulwick	ENC	GF		27	3
99	657	BL Site 1. North of Burton Latimer	Kettering Road	Burton Latimer	KBC	GF	Y	977	3
100	662	BL Site 6. Land off	Wheatfield Drive	Burton Latimer	KBC	GF		84	3
101	664	BL Site 8. Land to the rear of	Bunting Close	Burton Latimer	KBC	GF		57	3
102	665	BL Site 9. Land to the rear of White Lodge Farm	Higham Road	Burton Latimer	KBC	GF	Y	328	3
103	666	BL Site 10. Alumasc playing fields and adjacent land to south west		Burton Latimer	KBC	GF		87	3
104	670	BL Site 14.	South west Burton Latimer	Burton Latimer	KBC	GF	Y	1,306	3
105	706	Allotments at	Windmill Avenue	Kettering	KBC	GF		34	3
106	743	Land to the rear of	74-82 Rushton Road	Rothwell	KBC	GF		54	3
107	784	LAND ADJACENT CHRISTCHURCH HOUSE	FINEDON ROAD	Wellingborough	WBC	PDL		11	3
108	786	PLOT 23 FINEDON ROAD INDUSTRIAL ESTATE	Sanders Road	Wellingborough	WBC	GF		9	3
109	794	28 TO 32	CRANE CLOSE	Earls Barton	WBC	GF		45	3
110	797	53 TO 55	SANDERS ROAD	Wellingborough	WBC	PDL		18	3
111	857	Land surrounding	Titley Bank Avenue	Earls Barton	WBC	PDL		41	3
112	864		21c-21d Orchard Road Finedon NN9 5JG	Finedon	WBC	PDL		13	3
113	894	Teamwork Wellingborough	30a Oxford Street NN8 4JG	Wellingborough	WBC	PDL		29	3
114	897	Fairlawn Centre	, Spring gardens, NN8 2AU	Wellingborough	WBC	PDL		31	3
115	916	Land to the West of Wellingborough		Wellingborough	WBC	GF	Y	2,557	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
116	921	Part of Mawsley Wood Farm	Part of Mawsley Wood Farm adjacent to Mawsley Village, Kettering, NN6 9RN	Mawsley	KBC	GF	Y	410	3
117	932	Land r/o Southfield Road and Kirby Road	Land r/o Southfield Road and Kirby Road, Gretton, Corby, NN17 3DT	Gretton	CBC	GF		100	3
118	934	Land	Runnell Lane	Nassington	ENC	GF		57	3
119	936	Land to south of Cottingham Hall	Land to south of Cottingham Hall, Cottingham, Near Corby, LE16 8TN	Cottingham	CBC	GF		82	3
120	938	(Crossways) 1	Chelveston Road	Raunds	ENC	GF		8	3
121	949	Land off Church Street	Land off Church Street, Easton on the Hill, Northamptonshire, PE93	Easton on the Hill	ENC	GF		10	3
122	951	Land off Church Street and Grafton Road	Land off Church Street and Grafton Road, Brigstock, Northamptonshire, NN14 3	Brigstock	ENC	GF		5	3
123	954	Land off Oundle Road	Land off Oundle Road, Thrapston, Northants, NN14 4	Thrapston	ENC	GF		72	3
124	962	Stanion Site 4	Land Adjoining Stanion Village Hall, Brigstock Road, Stanion	Stanion	CBC	GF		141	3
125	963	Stanion Site 3	Land rear of Willow Lane, Stanion	Stanion	CBC	GF		100	3
126	964	Stanion Site 2	Land at Willow Lane, Stanion	Stanion	CBC	GF		88	3
127	965	Stanion Site 1	Land at New Grange Farm, Stanion	Stanion	CBC	GF	Y	742	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
128	966	Weldon Site 5	Glebe Farm, Church Street, Weldon	Weldon	CBC	GF	Y	3,553	3
129	970	Weldon Site 1	Land at Kettering Road, Weldon	Weldon	CBC	GF		92	3
130	979	Corby Site 1	West Glebe Allotments, West Glebe Road, Corby	Corby	CBC	GF		146	3
131	984	Land at Wilby Grange	Off Wilby Way, Wellingborough	Wellingborough	WBC	GF	Y	850	3
132	988	Land at Northampton Road		Wellingborough	WBC	GF		157	3
133	989	Land at/Stables adjacent 125 (SELA E7)	Northampton Road	Rushden	ENC	PDL		190	3
134	993	Land to the west of New Road and north of the River Ise	Land to the west of New Road and north of the River Ise, Geddington	Geddington	KBC	GF		45	3
135	997	Rosary Farm	Stamford Road, Kings Cliffe	King's Cliffe	ENC	GF		81	3
136	1010	Land South of/Yale Poultry Farm (adj. SELA E2)	Meadow Lane/London Road	Raunds	ENC	GF	Y	700	3
137	1011	South Lodge	Corby Road	Gretton	CBC	GF		71	3
138	1014	Land directly to the south of Irchester and contained between Wollaston Road to the west and Farndis	Land directly to the south of Irchester and contained between Wollaston Road to the west and Farndish Road to the east	Irchester	WBC	GF	Y	421	3
139	1023	Darsdale Farm	Chelveston Road	Raunds	ENC	GF	Y	460	3
140	1024	Desborough West	Rothwell Road, (west of B576), Desborough	Desborough	KBC	GF	Y	700	3
141	1025	Kettering Hub	Kettering Hub, NN14 1QE (approx)	Kettering	KBC	GF	Y	2,665	3
142	1034	Bozeat 3	NN29 7JT	Bozeat	WBC	GF		168	3
143	1042	Finedon 7	Irthlingborough Road	Finedon	WBC	GF		65	3
144	1049	Earls Barton 5	Northampton Road	Earls Barton	WBC	GF	Y	492	3
145	1050	Wollaston 1	NN29 7RQ	Wollaston	WBC	GF		136	3
146	1051	Wollaston 2	NN29 7RG	Wollaston	WBC	PDL		68	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
147	1055	Land at Townside Farm	Land at Townside Farm, Finedon, Northamptonshire, NN9 5LT	Finedon	WBC	GF		114	3
148	1067	Land North of Harrold Road	Harrold Road, Bozeat	Bozeat	WBC	GF		140	3
149	1068	Land at Duchy Farm	Chelveston Road	Higham Ferrers	ENC	GF	Y	328	3
150	1069	Land adjacent (east) to Layby 1, Higham Ferrers A6 Bypass	Newton Road/A6	Higham Ferrers	ENC	GF	Y	392	3
151	1070	Land West of A509	Land West of A510, Wollaston	Wollaston	WBC	GF	Y	225	3
152	1072	Tower Farm	Irchester Road	Wollaston	WBC	GF		160	3
153	1074	Broughton Allotments	Kettering Road	Broughton	KBC	GF		70	3
154	1085	Land at Stamford Road	Land at Stamford Road, Geddington, Kettering, NN14 1EB	Geddington	KBC	GF		52	3
155	1087	West Kettering	West Kettering, NN15 6FZ	Kettering	KBC	GF	Y	950	3
156	1091	Land to the east of Higham Road	Higham Road	Stanwick	ENC	GF		88	3
157	1092	Land to the east of Main Street	Main Street	Barnwell	ENC	GF		16	3
158	1096	2 fields on the outskirts of Pytchley Village	Isham Road	Pytchley	KBC	GF		60	3
159	1100	By Pass Farm/Storage Land	Addington Road/A6 Bypass Road	Irthlingborough	ENC	GF		40	3
160	1101	Land off Stanion Road	Stanion Road	Brigstock	ENC	GF		122	3
161	1102	Land off Fotheringhay Road	Fotheringhay Road	Nassington	ENC	GF		41	3
162	1104	Land off Bridge Street	Bridge Street	King's Cliffe	ENC	GF		30	3
163	1108	Land off Irthlingborough Road	Irthlingborough Road	Wellingborough	WBC	GF		125	3
164	1120	Land at Vicarage Farm, Gypsy Lane		Irchester	WBC	GF	Y	905	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
165	1134	Land to the north and to the south of Irchester Road (B569)	Irchester Road	Rushden	ENC	GF	Y	5,128	3
166	1135	Site at	Mill Road	Woodford	ENC	GF	Y	1,208	3
167	1137	Site near	A43	Easton on the Hill	ENC	GF	Y	248	3
168	1153	Islip & Thrapston	Mill Lane	Thrapston	ENC	GF	Y	1,500	3
169	1155	Dry Ski Slope Centre (SELA E4)	Northampton Road	Rushden	ENC	GF		207	3
170	1160	Desborough North	Pipewell Road / Stoke Road	Desborough	KBC	GF	Y	996	3
171	1165	Desborough Leisure Centre	Off Broadlands	Desborough	KBC	PDL		128	3
172	1168		Woodlands Lane	Corby	CBC	GF		198	3
173	1169	Site off	A6116	Weldon	CBC	GF	Y	502	3
174	1177	Land at Springvale Farm, Bozeat		Bozeat	WBC	GF		199	3
175	1189	Land East Station Road	Station Road	Earls Barton	WBC	GF	Y	1,000	3
176	1190	Land West of Station Road	Station Road	Earls Barton	WBC	GF	Y	258	3
177	1194	Land btw London rd and A509	London Road	Wollaston	WBC	GF		60	3
178	1195	Land btw Wollaston school & Hookhams Path	Hookhams Path	Wollaston	WBC	GF	Y	100	3
179	1197	Land btw B569 & Scott Bader		Wollaston	WBC	GF	Y	63	3
180	1199	Land r/o 1 Sunnyside	Sunnyside	Earls Barton	WBC	GF		86	3
181	1200	Land North of	Station Road	Irchester	WBC	GF		160	3
182	1225	Land south west of Bozeat		Bozeat	WBC	GF	Y	318	3
183	2007	Willowbrook		Corby	CBC	GF	Y	108	3
184	2008	Ex Sludgebeds & Former Tarmac Land		Corby	CBC	GF	Y	173	3
185	2009	Princewood Road		Corby	CBC	GF		35	3
186	2010	Mayland Road, Earlstrees Industrial Estate		Corby	CBC	GF		12	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
187	2011	Butland Road, Oakley Vale		Corby	CBC	GF		5	3
188	2013	St. Marks Road		Corby	CBC	PDL		66	3
189	2014	Camsdale Walk, Middleton		Middleton	CBC	GF		41	3
190	2020	Former Our Lady Pope John RC School		Corby	CBC	PDL		55	3
191	2031	Oakley Vale		Corby	CBC	GF		193	3
192	2033	End of St Luke's Road	St Luke's Road	Corby	CBC	PDL		68	3
193	2039	Kingswood School		Corby	CBC	PDL		53	3
194	2050	Between Arnhill Road and Hatton Lane		Gretton	CBC	GF		25	3
195	2056	Cockerell Road		Corby	CBC	PDL		59	3
196	2057	Genner Road		Corby	CBC	PDL		21	3
197	2058	Courier Road		Corby	CBC	PDL		18	3
198	2060	Restored Quarry, Genner Road		Corby	CBC	PDL		8	3
199	2074	Site at Wicksteed Park to the east of Sussex Road and Kent Place		Kettering	KBC	GF		134	3
200	2094	Land off Dolben Avenue, Stanwick		Stanwick	ENC	GF	Y	121	3
201	2098	Franklins, Land off of Dog Lane, to the rear of Brookside Close, Bozeat		Bozeat	WBC	GF		58	3
202	2099	Land at Stanwick		Stanwick	ENC	GF	Y	349	3
203	2102	Land at Goulsbra Road, Rushden	Goulsbra Road	Rushden	ENC	GF		99	3
204	2103	Land at Wilby Grange, Off Wilby Way, Wellingborough		Wellingborough	WBC	GF	Y	644	3
205	2114	Land South of A5400, Earls Barton (opposite the Piece Poultry Farm and adjacent to the Grange Playing Fields, Earls Barton		Earls Barton	WBC	GF		111	3



No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
206	2117	Gretton Glebe - Land North of Station Road, Gretton (West of the Vicarage)		Gretton	CBC	GF		21	3
207	2119	Rothwell Glebe - Land South of the A14, Rothwell		Rothwell	KBC	GF		198	3
208	2120	Stanwick Glebe - Land South of Chelveston Road, (West of the Cemetary), Stanwick		Stanwick	ENC	GF		149	3
209	2123	Land North of Woodland Grange Doddington Road		Earls Barton	WBC	GF	Y	155	3
210	2124	Land between sports ground and the A45, south of Earls Barton		Earls Barton	WBC	GF	Y	88	3
211	2127	Land surrounding Concrete Recycling Centre south of the A45		Earls Barton	WBC	GF	Y	137	3
212	2130	Land west of Green Close	Wellingborough Road	Irthlingborough	ENC	GF		156	3
213	2134	Land east of Manor School, Mountbatten Way		Raunds	ENC	GF		54	3
214	2135	Raunds North	Land to the north and north east of Raunds, NN9 6JF (approx)	Raunds	ENC	GF	Y	698	3
215	2137	Raunds East	Land to the north and north east of Raunds, NN9 6JF (approx)	Raunds	ENC	GF	Y	316	3
216	2147	Chester Road / High Street Irchester		Irchester	WBC	GF		161	3

No.	Site Ref.	Site Name	Street Name	Town	Local Authority area	Land Type	Site Area >10ha	Yield	Final Category
217	2161	FORMER SUNLIGHT LAUNDRY	259 Addington Road, Crow Hill	Irthlingborough	ENC	PDL		32	3
218	2164	Land East of A6 Bypass		Rushden	ENC	GF	Y	888	3
219	2181	Lakeside Surgery	Cottingham Road	Corby	CBC	PDL		83	3
220	2183	North Kettering A		Kettering	KBC	GF	Y	414	3
221	2184	North Kettering b		Kettering	KBC	GF	Y	334	3
222	2187	Land at Humphreys Lodge		Desborough	KBC	GF	Y	718	3
223	2188	Land to the North of Harborough Road		Desborough	KBC	GF	Y	133	3
224	2190	Land to the North of Rushton Road Allotments		Rothwell	KBC	GF		198	3
225	2192	Land to the South East of Broughton		Broughton	KBC	GF	Y	396	3
226	2193	Land to the rear of 22 High Street		Broughton	KBC	GF		47	3
227	2195	Land to the rear of 20 Wood Street		Geddington	KBC	GF		11	3
228	2198	Land at Stringers Hill		Pytchley	KBC	GF		95	3
229	2206	Land at Broughton Grange	Off A14	Kettering	KBC	GF	Y	1,795	3

**Summary of Category 3 SHLAA potential, by local authority area:**

District	No. of sites	Total Yield
Corby	78	11,252
East Northants	82	15,914
Kettering	30	13,476
Wellingborough	39	10,378
<b>Total</b>	<b>229</b>	<b>51,020</b>

**Appendix 3: Sites removed since 2008**

No.	Ref.	Site Name	Street Name	Town	Local Authority area
1	4	TERRITORIAL ARMY CENTRE	ELIZABETH STREET	Corby	Corby
2	10	STATION SIDINGS	STATION ROAD	Corby	Corby
3	48	Site near	Gretton Road	North East Corby SUE	Corby
4	54	Seymour Plantation		Corby	Corby
5	58	Kingswood School	Gainsborough Road	Corby	Corby
6	75	End of Pen Green Lane	Pen Green Lane	Corby	Corby
7	79	End of St Luke's Road	St Luke's Road	Corby	Corby
8	108	School		Corby	Corby
9	109	Former Beanfield Secondary School		Corby	Corby
10	136	Site North of	Cottingham Rd	Corby	Corby
11	138	Site near	Phoenix Parkway	Corby	Corby
12	146	Land south of Bamburg Close, Bede Close, Breedon Close	Bamburg Close	Corby	Corby
13	155	Site near	Gretton Road	North East Corby SUE	Corby
14	169	Former Council Depot,	Cottingham Rd	Corby	Corby
15	172	Vacant Site		Corby	Corby
16	173	Site off	Rockingham Road	Corby	Corby
17	183	Site End of	Wroe Close	Corby	Corby
18	189	Site near	Pen Green Lane/Stephensons Way	Corby	Corby
19	204	Site near	Pen Green Lane/Stephensons Way	Corby	Corby
20	235	Site Behind	Corby Road	Corby	Corby
21	257	Site near	Studfall Avenue	Corby	Corby
22	287	Education Centre land	off Occupation Road	Corby	Corby
23	304	Site off	Oakley Road	Corby	Corby
24	323		End of Bramblewood Close	Weldon	Corby
25	372	Alternative SUE South East of Corby	South east Corby	Corby	Corby
26	405	BUILDERS YARD AND SERVICE STATION	WASHBROOK ROAD	Rushden	East Northants
27	479			Rushden	East Northants
28	518		Spinney Street	Raunds	East Northants
29	521			Rushden	East Northants
30	528			Irthlingborough	East Northants
31	536			Rushden	East Northants
32	554	Land at	Midland Road	Thrapston	East Northants

No.	Ref.	Site Name	Street Name	Town	Local Authority area
33	558			Rushden	East Northants
34	574	Land Between	58 - 68 Wellingborough Road	Irthlingborough	East Northants
35	577	Ashton Road / Herne Road	Ashton Road / Herne Road	Oundle	East Northants
36	578	Creed Road	Creed Road	Oundle	East Northants
37	584	Willow Lane / Wood Road	Willow Lane	King's Cliffe	East Northants
38	585	Land north of	65 Church Street	Nassington	East Northants
39	586	Eaglethorpe Barns		Warmington	East Northants
40	605	Dairy Farm, Stoke Hill	Stoke Hill	Oundle	East Northants
41	655	Factory	Pioneer Ave	Burton Latimer	Kettering
42	668	BL Site 12.Land adjacent to	51 Finedon Road	Burton Latimer	Kettering
43	677	BL Site 21. Land adjacent to	Lansom Close / Cranford Road	Burton Latimer	Kettering
44	684	Land to the rear of	71 Braybrooke Road	Desborough	Kettering
45	686	Convent site	Hall Lane	Kettering	Kettering
46	691	Elm Bank	Northampton Road	Kettering	Kettering
47	692	Rockingham Dene site	Furnace Lane	Kettering	Kettering
48	696	land at the rear of	66 The Headlands	Kettering	Kettering
49	704	Site very bottom of Furnace Lane by railway bridge	Furnace Lane	Kettering	Kettering
50	708		Kettering Borough Council Municipal Offices, Police Station & Magistrates Court, London Road	Kettering	Kettering
51	709	Newlands Phase 1		Kettering	Kettering
52	710	Wadcroft		Kettering	Kettering
53	713	Western Quarter Site A		Kettering	Kettering
54	714	Western Quarter Site B		Kettering	Kettering
55	715	Western Quarter site C / Land off Jutland Way		Kettering	Kettering
56	716	Western Quarter Site D		Kettering	Kettering
57	717	Western Quarter Site E		Kettering	Kettering
58	718	Western Quarter Site F		Kettering	Kettering
59	719	Western Quarter Site G		Kettering	Kettering
60	720	Western Quarter Site H		Kettering	Kettering
61	721	Western Quarter Site I		Kettering	Kettering
62	723	Western Quarter Site K		Kettering	Kettering
63	724	Western Quarter Site L		Kettering	Kettering

No.	Ref.	Site Name	Street Name	Town	Local Authority area
64	726	Western Quarter Site N / Stagecoach Site		Kettering	Kettering
65	727	Western Quarter Site O		Kettering	Kettering
66	737	SEDDON PACKAGING & PRINT LTD,	Dryden Street	Kettering	Kettering
67	740	Land at	Butchers Lane	Pytchley	Kettering
68	769	LAND OFF	LINLEY DRIVE	Desborough	Kettering
69	783	DISUSED NIGHTCLUB	PYTCHLEY LODGE ROAD	Wellingborough	Wellingborough
70	793	11 TO 13	NENE VALLEY WAY SOUTH	Wellingborough	Wellingborough
71	796	47	MILNER ROAD	Wellingborough	Wellingborough
72	800	UNITS 1 2 3 6 13	CORN LANE	Wellingborough	Wellingborough
73	806	TOP OF BRADFIELD ROAD	LEYS ROAD HIGHFIELD ROAD	Wellingborough	Wellingborough
74	809	SPECTRUM CHEMICALS	27 WELLINGBOROUGH ROAD	Wollaston	Wellingborough
75	810	REDEVELOPMENT SITE	GRENDON ROAD	Wellingborough	Wellingborough
76	813	Land rear of Brookwell and Debdale Cottage, Hardwick Road		Wellingborough	Wellingborough
77	846	Wellingborough East SUE site		Wellingborough East SUE	Wellingborough
78	853	Rear Burleigh Terrace	Rear High Street	Bozeat	Wellingborough
79	863	Tower Boot & Co.	104 Wellingborough Road Finedon NN9 5LQ	Finedon	Wellingborough
80	870	Works adjacent to	80 Irchester Road, Wollaston, NN29 7RP	Wollaston	Wellingborough
81	877	Rear of	1-35 Chace Road, NN8 1NH	Wellingborough	Wellingborough
82	882	Post Office Telephone Exchange	5 Midland Road NN8 1BG	Wellingborough	Wellingborough
83	887	Land at	31 Alma stret, NN8 4dw	Wellingborough	Wellingborough
84	888	Land surrounding TA Centre	7 High Street NN8 4HR	Wellingborough	Wellingborough
85	891		Broad Green	Wellingborough	Wellingborough
86	896	Oxford House (council buildings)	West Villa Road, NN8 45R	Wellingborough	Wellingborough
87	899	St. John Street	St. John Street	Wellingborough	Wellingborough
88	915	Alternative SUE north of Wellingborough	Upper Redhill and Pulse Park	North West of Wellingborough SUE	Wellingborough
89	923	Sunseekers Caravans Ltd	Finedon Road, Irthlingborough, Northamptonshire, NN9 5UB	Irthlingborough	East Northants
90	930	Land east of railway station	Land east of railway station, Station Road, Kettering	Kettering	Kettering

No.	Ref.	Site Name	Street Name	Town	Local Authority area
91	<b>937</b>	Land south of Harrington Road	Land south of Harrington Road, Rothwell	Rothwell	Kettering
92	945	Land off Huntingdon Road and Market Road	Land off Huntingdon Road and Market Road, Thrapston	Thrapston	East Northants
93	<b>956</b>	Weldon Park Phase 1	Part of initial urban extension north east of corby	Weldon	Corby
94	<b>987</b>	Land at Midland Road	Land at Midland Road, Higham Ferrers	Higham Ferrers	East Northants
95	<b>990</b>	Land between Wilby Grange and Great Doddington	Land between Wilby Grange and Great Doddington, Wellingborough	Great Doddington	Wellingborough
96	999	Land to the west of Corby	Land to the west of Corby	Corby Western Urban Extension SUE	Corby
97	<b>1000</b>	Land to the south west of Burton Latimer	Hogs Hollow, Hawthorn Road, Burton Latimer	Burton Latimer	Kettering
98	1001	Land to the south-west of Hallfield Road and Glaphorn Rd Junction	Hallfield Road	Oundle	East Northants
99	<b>1003</b>	Land west of Polwell Lane	Land west of Polwell Lane, Barton Seagrave	Kettering	Kettering
100	<b>1021</b>	Thurston Drive Extension	Kettering	Kettering	Kettering
101	1026	Land to the north and north east of Raunds	Land to the north and north east of Raunds, NN9 6JF (approx)	Raunds	East Northants
102	1063	Land between Arnhill Road and Halton Road and Hatton Lane	Land between Arnhill Road and Hatton Lane, Gretton	Gretton	Corby
103	<b>1064</b>	Land north and east of Ise Lodge, and east of Barton Seagrave	Land north and east of Ise Lodge, and east of Barton Seagrave, Kettering	East of Kettering SUE	Kettering
104	<b>1086</b>	West Hill Kettering	Northampton Road	Kettering	Kettering
105	1088	Land to the east of Liberty Way (A6)	Land to the east of Liberty Way (A6), Rushden	Rushden	East Northants
106	1149	Kingswood School	Gainsborough Road	Corby	Corby
107	<b>1161</b>	Bridge Road	Land off Bridge Road	Desborough	Kettering
108	<b>1170</b>	Off Corby Road		Gretton	Corby
109	1187	169 & 171 Station Rd, Earls Barton	Station Road	Earls Barton	Wellingborough
110	1208	East of	Eastfield Road	Wellingborough East SUE	Wellingborough
111	<b>1212</b>	Site near	Thrapston Road	Finedon	Wellingborough

**Appendix 4: New site submissions since 2008**

<b>No.</b>	<b>Ref.</b>	<b>Site Name</b>	<b>Street Name</b>	<b>Town</b>	<b>Local Authority area</b>
1	44	Off Lyveden Way	Oakley Vale	Corby	Corby
2	49	Phases 5 & 6	Oakley Vale	Corby	Corby
3	71	Southern Gateway	Little Colliers Field	Corby	Corby
4	119	Site near Holbein Walk	Holbein Walk	Corby	Corby
5	417	55	BEDFORD ROAD	Rushden	East Northants
6	425	Land off Windsor Road		Rushden	East Northants
7	439	Broadlands Family Unit, Victoria Road		Rushden	East Northants
8	441	41 Keats Way		Rushden	East Northants
9	502		Off Station Road	Irthlingborough	East Northants
10	738	Factory adjacent to	52 Lawson Street	Kettering	Kettering
11	775	GLENDON IRONWORKS	SACKVILLE STREET	Kettering	Kettering
12	988	Land at Northampton Road		Wellingborough	Wellingborough
13	1120	Land at Vicarage Farm, Gypsy Lane		Irchester	Wellingborough
14	2001	Maple House, Canada Square		Corby	Corby
15	2002	Oundle Road, Weldon		Weldon	Corby
16	2003	Oakley Vale		Corby	Corby
17	2004	Daneholme Regeneration Area		Corby	Corby
18	2005	Off Willows Lane, Stanion		Stanion	Corby
19	2007	Willowbrook		Corby	Corby
20	2008	Ex Sludgebeds & Former Tarmac Land		Corby	Corby
21	2009	Princewood Road		Corby	Corby
22	2010	Mayland Road, Earlstrees Industrial Estate		Corby	Corby
23	2011	Butland Road, Oakley Vale		Corby	Corby
24	2013	St. Marks Road		Corby	Corby
25	2014	Camsdale Walk, Middleton		Middleton	Corby
26	2015	Ashley Road, Middleton		Middleton	Corby
27	2016	Off Ashely Road, Middleton		Middleton	Corby
28	2017	Maple Fields School		Corby	Corby
29	2018	Land Off Latimer Close		Gretton	Corby
30	2019	Land at South Lodge		Gretton	Corby
31	2020	Former Our Lady Pope John RC School		Corby	Corby
32	2021	Torksay Close, Oakley Hay		Corby	Corby
33	2030	Railway Station Interchange	STATION ROAD	Corby	Corby

No.	Ref.	Site Name	Street Name	Town	Local Authority area
34	2031	Oakley Vale		Corby	Corby
35	2032	Neighbourhood Centre, Oakley Vale		Corby	Corby
36	2033	End of St Luke's Road	St Luke's Road	Corby	Corby
37	2034	Near Bangrave Road - Allocation E11	Bangrave Road	Corby	Corby
38	2035	Beanfield School		Corby	Corby
39	2036	North of Cottingham Road		Corby	Corby
40	2037	Parkland Gateway		Corby	Corby
41	2039	Kingswood School		Corby	Corby
42	2040	North of Birchington Road		Corby	Corby
43	2045	Pen Green Lane		Corby	Corby
44	2046	Kingswood		Corby	Corby
45	2050	Between Arnhill Road and Hatton Lane		Gretton	Corby
46	2052	Evolution Corby		Corby	Corby
47	2053	Oldland Road, Oakley Vale		Corby	Corby
48	2054	Stanion Lane Plantation		Corby	Corby
49	2055	Centrix Park		Corby	Corby
50	2056	Cockerell Road		Corby	Corby
51	2057	Genner Road		Corby	Corby
52	2058	Courier Road		Corby	Corby
53	2060	Restored Quarry, Genner Road		Corby	Corby
54	2061	North and South of Sondes Road		Corby	Corby
55	2064	Geddington South East		Geddington	Kettering
56	2065	Geddington South West		Geddington	Kettering
57	2066	Geddington West		Geddington	Kettering
58	2074	Site at Wicksteed Park to the east of Sussex Road and Kent Place		Kettering	Kettering
59	2075	Land at Hayfield Lodge, Off Cranford Road, Barton Seagrave		Barton Seagrave	Kettering
60	2076	Land at Grange Farm, Off Cranford Road, Barton Seagrave, NN15 5JL		Barton Seagrave	Kettering
61	2082	Land at Rotten Row		Wollaston	Wellingborough
62	2086	Land to the South-West of Pioneer Avenue, Desborough		Desborough	Kettering
63	2093	Land off Thrapston Road, Woodford		Woodford	East Northants
64	2094	Land off Dolben Avenue, Stanwick		Stanwick	East Northants
65	2096	Land off Station Road, Earls Barton		Earls Barton	Wellingborough



No.	Ref.	Site Name	Street Name	Town	Local Authority area
66	2098	Franklins, Land off of Dog Lane, to the rear of Brookside Close, Bozeat		Bozeat	Wellingborough
67	2099	Land at Stanwick		Stanwick	East Northants
68	2102	Land at Goulsbra Road, Rushden		Rushden	East Northants
69	2103	Land at Wilby Grange, Off Wilby Way, Wellingborough		Wellingborough	Wellingborough
70	2113	Land to the West of Station Road, Earls Barton		Earls Barton	Wellingborough
71	2114	Land South of A5400, Earls Barton (opposite the Piece Poultry Farm and adjacent to the Grange Playing Fields, Earls Barton		Earls Barton	Wellingborough
72	2116	Land adjacent to Mackworth Drive, Finedon		Finedon	Wellingborough
73	2117	Gretton Glebe - Land North of Station Road, Gretton (West of the Vicarage)		Gretton	Corby
74	2119	Rothwell Glebe - Land South of the A14, Rothwell		Rothwell	Kettering
75	2120	Stanwick Glebe - Land South of Chelveston Road, (West of the Cemetary), Stanwick		Stanwick	East Northants
76	2123	Land North of Woodland Grange Doddington Road		Earls Barton	Wellingborough
77	2124	Land between sports ground and the A45, south of Earls Barton		Earls Barton	Wellingborough
78	2125	Land east of Mears Ashby Road, North of Earls Barton		Earls Barton	Wellingborough
79	2127	Land surrounding Concrete Recycling Centre south of the A45		Earls Barton	Wellingborough
80	2130	Land west of Green Close, Wellingborough Road		Irthlingborough	East Northants
81	2134	Land east of Manor School, Mountbatten Way		Raunds	East Northants
82	2135	Raunds North	Land to the north and north east of Raunds, NN9 6JF (approx)	Raunds	East Northants
83	2137	Raunds East	Land to the north and north east of Raunds, NN9 6JF (approx)	Raunds	East Northants
84	2142	Top Farm Lane, Great Doddington		Great Doddington	Wellingborough
85	2147	Chester Road / High Street Irchester		Irchester	Wellingborough
86	2155	Doddington Rd/Spur Rd		Wellingborough	Wellingborough
87	2156	Land East of Eastfield Rd (WEAST)		Wellingborough	Wellingborough
88	2157	Irthlingborough - 1996 Local Plan Allocation IR1a		Irthlingborough	East Northants
89	2159	Car Park	Duck Street	Rushden	East Northants

No.	Ref.	Site Name	Street Name	Town	Local Authority area
90	2161	FORMER SUNLIGHT LAUNDRY	259 Addington Road, Crow Hill	Irthlingborough	East Northants
91	2162	Rushden Hospital		Rushden	East Northants
92	2164	Land East of A6 Bypass			East Northants
93	2174	Wellingborough East (including additional capacity)		Wellingborough	Wellingborough
94	2181	Lakeside Surgery	Cottingham Road	Corby	Corby
95	2182		Columbus Crescent	Rothwell	Kettering
96	2183	North Kettering A		Kettering	Kettering
97	2184	North Kettering b		Kettering	Kettering
98	2185	Land at Bodworth's Nursery and Garden Centre		Burton Latimer	Kettering
99	2186	Land at White Lodge Farm		Burton Latimer	Kettering
100	2187	Land at Humphreys Lodge		Desborough	Kettering
101	2188	Land to the North of Harborough Road		Desborough	Kettering
102	2189	Land off Airlingworth Road and Braybrooke Road		Desborough	Kettering
103	2190	Land to the North of Rushton Road Allotments		Rothwell	Kettering
104	2191	Land off the A6 Roundabout		Rothwell	Kettering
105	2192	Land to the South East of Broughton		Broughton	Kettering
106	2193	Land to the rear of 22 High Street		Broughton	Kettering
107	2194	Old Nursery Site at Grafton Road		Geddington	Kettering
108	2195	Land to the rear of 20 Wood Street		Geddington	Kettering
109	2198	Land at Stringers Hill		Pytchley	Kettering
110	2199	Land to the North of Harborough Road		Wilbarston/Stoke Albany	Kettering
111	2205	Land at Bottom Lane	Bottom Lane	Stoke Albany	Kettering
112	2206	Land at Broughton Grange	Off A14	Kettering?	Kettering
113	2207	The Paddock	Off Meadow Close	Broughton	Kettering
114	2208	Land adjacent to Upper Redhill		Wellingborough	Wellingborough
115	2209	Lower Steeping		Desborough	Kettering
116	2210	Land to the West of Wellingborough Road		Broughton	Kettering
117	2211	Land off Old Dry Lane		Brigstock	East Northants

**Appendix 5: Volume 2 – Appendices to Main Report (from 2009 study)**

Available online at:

<http://www.nnjpu.org.uk/docs/Volume%20%20Appendices%20Final.pdf>

## Appendix 6: Site assessment scores

Available online at:

<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1323>

**Appendix 7: Maps of assessed SHLAA potential**

Available online at:

<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1322>