

Mrs L Peachey  
Clerk to  
Ravensthorpe Parish Council  
Hall Farm Lodge  
Guilsborough Road  
Ravensthorpe NN6 8EW

Our ref: AHSPD/200904/A

Please contact: Claire Berry

Direct Line: 01604 838543

Date: as postmark

E-mail: [westnorthantsjpu@northampton.gov.uk](mailto:westnorthantsjpu@northampton.gov.uk)

Dear Mrs Peachey,

### **Draft West Northamptonshire Strategic Housing Land Availability Assessment Published**

The West Northamptonshire Joint Planning Unit has published a draft Strategic Housing Land Availability Assessment to allow further evidence to be gathered. **The draft publication will be available for further evidence until Thursday 11 February 2010.**

#### **The Strategic Housing Land Availability Assessment**

The Strategic Housing Land Availability Assessment looks to identify and assess all pieces of land in West Northamptonshire which could be developed for 10 or more homes – and are therefore considered potential strategic sites. The production of a Strategic Housing Land Availability Assessment is a requirement of each Local Authority in England and forms part of the evidence base which will inform future plan making. It identifies sites that are technically available, where they are, and in theory when they might be able to deliver housing. **The inclusion of a site in the Strategic Housing Land Availability Assessment does not mean that it will be allocated for development or receive planning permission.**

The Strategic Housing Land Availability Assessment includes:

- An Executive Summary
- The Draft Strategic Housing Land Availability Assessment Report

West Northamptonshire Joint Planning Unit  
Cliftonville House, Bedford Road,  
Northampton NN4 7NR  
Tel: (01604) 837838 Fax: (01604) 838543  
Website: [westnorthamptonshirejpu.org](http://westnorthamptonshirejpu.org)

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- A schedule of sites around West Northamptonshire
- Location maps to show the sites
- A methodology paper of the process followed
- Frequently asked questions

The Strategic Housing Land Availability Assessment process is a technical process and produces evidence about potential land availability for housing development across West Northamptonshire. It is a technical evidence based document and cannot consider subjective or anecdotal evidence. Even so, it is the subject of drafting and publishing to ensure that the evidence base is as robust as it can be. The West Northamptonshire Joint Planning Unit is seeking further evidence about the sites that have been identified in the draft publication – we want to check the technical assessments of the strategic housing sites that have been put forward in West Northamptonshire.

Attached to this letter is a 'Frequently Asked Questions' leaflet which should help to answer any questions you may have about the process. There is also a 'Further Evidence' sheet, which can be photocopied, for each site you want to give us further information about.

### **The Information**

A total of 885 specific sites have been identified and of these 781 have been assessed and inspected; these range from the small (10 dwelling capacity or 0.25 hectares) to the very large sites with the potential for many hundreds of houses. The remaining 104 sites have been discarded before being assessed as they were either too small, had already been developed at the base date (start date) (1 April 2008) or duplicated other sites. As the information that has been used is dated from 1 April 2008 the circumstances on some sites may have changed, for example, they may already have been developed.

For each site that has been identified there is a schedule of information and a map – therefore the published materials are substantial. In publishing this Draft Assessment we have considered how to make the information available to the public, particularly those who may wish to promote sites or have additional evidence available about a site.

It is not possible to reproduce in paper form all of the information in the Strategic Housing Land Availability Assessment as this would be cost and resource prohibitive – there is site information and maps for 781 sites, as well as the Executive Summary, Main Report and Methodology Report. It is **important to note that this is an evidence study of sites and it cannot take into account subjective views.**

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## How to view the information

### Website

We recommend that, if possible, you use the website to access the Strategic Housing Land Availability Assessment information. The draft Executive Summary, Main Report, Site Assessment Schedule, Maps and Methodology Report are available to view on the West Northamptonshire Joint Planning Unit website at: [www.westnorthamptonshirejpu.org](http://www.westnorthamptonshirejpu.org)

On the website you will find a link to the Strategic Housing Land Availability Assessment. You can search by settlement (village or town or ward in Northampton) to identify sites within an area. You then need to note the number of the site you are interested in and insert it into the 'search' field. This will then search for the map and site information for this location.

### Council Offices

We will be supplying the published materials for the Strategic Housing Land Availability Assessment to each of the Local Authority Offices for public viewing.

- *Northampton Borough Council – Cliftonville House, Bedford Road, Northampton, NN4 7NR*
  - *Open Monday to Thursday 08.30 – 17.00 / Friday 08.30-16.30*
  - *Closed bank holidays*
- *Daventry District Council - Lodge Road, Daventry, NN11 4FP*
  - *Open Monday to Thursday 08.30–17.00 / Friday 08.30-16.30*
  - *Closed bank holidays and also closing at 12.30 on 24 December 2009*
- *South Northamptonshire Council – Springfields, Towcester, Northants, NN12 6AE*
  - *Monday to Thursday 08.45-17.15 / Friday 08.45-16.45*
  - *Closed bank holiday and Thursday 31 December 2009*

You will be able to photocopy any of the Strategic Housing Land Availability Assessment information available at the Council Offices for a copying charge.

### On Request

We are also able to offer, on request, to send printed copies of a specific sections or sites within the schedule, but we ask that you try to access the website or Council Offices in the first instance. The schedule of sites will provide sufficient information if the sites are known to you, but the map will help if you do not know the site.

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we are also able to provide information on a CD-Rom, but again suggest that the website is used in the first instance. CD-Roms have also been put into all local libraries for reference.

You are invited to complete the accompanying Request Form for specific site information if you are unable to access the website information.

**Please note that evidence for the draft can be received up until Thursday 11 February 2010.** We have extended the period of availability beyond the normal 6-week period to account for the Christmas holiday period.

I look forward to receiving any additional technical evidence you wish to provide.

Yours sincerely,



~~Karen Moore~~  
Interim Head of the West Northamptonshire Joint Planning Unit  
DAVID ATKINSON

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