

Housing Implementation Strategy

1st Quarter Monitoring Report – July 2016.

At the meeting of Strategy Group in July 2016 authority was granted to consult on the draft Housing implementation Strategy (HIS). That consultation is currently underway.

In the monitoring section (section 9) of the HIS, it is noted that a quarterly report would be presented to SMT. This report fulfils that obligation.

At the end of the first quarter monitoring was undertaken of all sites of 15 units or more – this enables an assessment (albeit qualified) to be made of the likely total number of housing completions (including affordable) that will be achieved by the end of the year.

Last year (15/16) was the first time that quarterly surveys were undertaken so there is only limited amount of comparable data.

Are sites progressing largely as expected?

29 sites were monitored at the end of the first quarter. Of these 23 were progressing more or less as expected and gave no cause for concern. Commentary is made against each site in table 1 below.

Four sites in Daventry town were progressing less well than expected; Micklewell Park, Sites 7 and 8, Daventry North East and Monksmoor Phase 2. In the case of Micklewell Park, Sites 7/8 and Daventry North East less progress towards an application has been made than expected. In the case of Monksmoor delivery has been less than expected. Individually none of the cases are expected to harm the 5 year supply position, but cumulatively they could. However, as they are all in Daventry town they do raise concerns about the urban/rural split. The issue at Monksmoor should hopefully improve with the impending decision on the Reserved Matters (RM) for phase 3 which would add an additional outlet.

Two rural sites are progressing slower than expected. This is not a particular concern for the 5 year land supply position because they are still expected to be built out in the next 5 years.

Is it likely that the end of year requirement will be achieved?

With only one quarter's data available it is difficult to predict with any certainty what the end of year outturn will be. However completions so far have been strong with 147 units built compared to 152 last year.

The annual requirement this year is for only 3 units more than last (465 compared to 462), and last year's requirement was exceeded by 21 units. Therefore based on performance so far and if development continues at a similar rate to last year the requirement should just about be achieved, but there is very little headroom for a fall in delivery.

The requirement has been met for the last 5 years, and therefore, in 5 year land supply terms, missing the requirement for one year would not be a particular issue, however if it is missed for a number of years, then a 20% buffer, rather than the current 5% buffer will be added to the requirement (the requirement for the next 3 years is significantly higher – 561, 590 and then 590).

Is there any need for actions beyond those identified in the HIS?

Despite some concerns on individual sites, there is little prospect of DDC falling below the 5 year land supply requirement for the next two years, so there is no immediate area of concern, but this will need to be kept under review for the forthcoming quarters. More significant is the urban rural split which is covered in the action plan of the HIS.

Recent relevant Appeals.

Relevant appeals that have commented on the five year supply, are summarised below.

Byfield, land off Woodford Road – DA/2014/0724 – 30th June 2016

Dismissed –the inspector accepted that Council could demonstrate that it had exceeded rural housing requirement and noted that appellants (Gladmans) accepted the council could demonstrate a five year supply.

Naseby, Church Street - DA/2014/0915 – 18th July 2016

Dismissed – the inspector accepted that Council could demonstrate 5.95 year supply and had exceeded rural requirement (para 9).

Assessment of progress made on individual sites

Table 1 below sets out progress made on each site of 15 units or more. The reference numbers relate to the list on page 24 of the 2016 Housing Land Availability Report.

Table 1 – assessment of progress on sites in the first quarter.

-  Situation largely as expected as at 1st April 2016, or any changes can be readily accounted for.
-  Signs that things are not progressing as expected, therefore highlighted as one to watch for forthcoming quarters.
-  Real cause for concern, need to consider if any remedial steps are necessary/appropriate.

5 yr – Low/med/high Indication of likely impact on 5 year supply (in isolation) where areas of concern have been identified.

RM= Reserved Matters, F = Full

	End of first quarter 2016/17	Compared to base 1st April 2016
1 Brixworth, East of Northampton Road DA/2013/0334 2014/15 53 Actual 2015/16 54 Actual 2016/17 43 Pred. 2017/18 0 Pred. Barratts	26 units completed, slightly more than same quarter last year (20). Only 17 units left to build – most already u/c, so expect completion of site this year, and then move onto site 2.	
2 Brixworth, East of Northampton Road DA/2015/0800 2014/15 0 Actual 2015/16 0 Actual 2016/17 10 Pred. 2017/18 50 Pred. Barratts	Has RM, and it is understood developer is ready to move onto this leading up to completion of site 1.	

<p>Monksmoor Phase 3 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 73 Pred. Crest</p>	<p>RM application expected to be determined shortly. Issues regarding viability which may result in changes to affordable housing requirement but this issue will not prevent start on site.</p>	
<p>6 Daventry, Northampton College, Daventry Campus DA/2015/0187 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 30 Pred.</p>	<p>No delivery yet on this site. 5 units expected this year. RM submitted by Avant Homes but not determined. No cause for concern yet, but would be if RM not determined by end of next quarter.</p>	
<p>7 Daventry, Micklewell Park 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 30 Pred.</p>	<p>No completions expected this year, Understood that progress is being made to dispose of site to developers, but no pre-apps yet. This is one to keep a close watch on as slippage affects both overall supply, but also strategy balance.</p> <p><u>Impact on 5 year supply judged medium because of scale of expected completions in the period (420) and because this site is so early in the planning pipeline process, i.e. no developers yet in place and therefore no pre-apps. However there are no signs that this site will not come forward, only issue is the length of time for it to progress.</u></p>	 5 yr - Med
<p>8 Flore, North of High Street DA/2013/0703 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 20 Pred.</p>	<p>RM application has been submitted, but not yet determined. No cause for concern yet, but would be if RM not determined by end of next quarter.</p>	

<p>9 Flore, Brockhall Road DA/2014/0454 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 10 Pred. Orbit</p>	<p>No delivery yet on this site. Has full permission. 5 units expected this year.</p>	
<p>10 Kilsby, Daventry Road DA/2014/0221 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 20 Pred. Avant</p>	<p>No delivery yet on this site. 5 units expected this year. RM submitted. No cause for concern yet, but would be if RM not determined by end of next quarter</p>	
<p>11 Long Buckby, East of Station Road DA/2015/0666 2014/15 0 Actual 2015/16 0 Actual 2016/17 10 Pred. 2017/18 40 Pred. Jelson</p>	<p>RM submitted by Jelson Homes but not yet determined. No cause for concern yet, but would be if RM not determined by end of next quarter.</p>	
<p>12 Long Buckby, West of Station Road DA/2013/0529 2014/15 13 Actual 2015/16 63 Actual 2016/17 56 Pred. 2017/18 0 Pred. Bovis</p>	<p>16 completions, slightly less than last year (21), but site is very active so no cause for concerns at this stage.</p>	

<p>13 Moulton, Sandy Hill Lane DA/2012/0578 2014/15 42 Actual 2015/16 48 Actual 2016/17 36 Pred. 2017/18 0 Pred. Taylor W</p>	<p>8 completed, which is about half of what was completed last year (15). This would be a concern other than the fact that this site is almost complete.</p>	
<p>14 Moulton, Sandy Hill Lane North 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 27 Pred.</p>	<p>No completions expected this year. Site has detailed permission for Taylor Wimpey, but it is understood they are no longer pursuing this site. It was expected that there would be 27 completions next year as this site would have readily followed on from Taylor Wimpey's site to the south. However now slippage is likely given need to start with new scheme. <u>Impact on 5 year supply judged low because a site of this scale can still easily come forward within the next five years. It is within a tested market, therefore no issue about properties selling in this location.</u></p>	 5 yr - Low
<p>15 Moulton, Marsh Spinney, Sandy Hill Lane DA/2013/0686 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 25 Pred.</p>	<p>No completions expected this year. It was expected that there would be 25 completions next year as this site would have readily followed on from Taylor Wimpey site to the east. However now slippage is likely given need to start with new scheme. <u>Impact on 5 year supply judged low because a site of this scale can still easily come forward within the next five years. It is within a tested market, therefore no issue about properties selling in this location.</u></p>	 5 yr - Low
<p>16 Moulton, Northampton Lane North DA/2013/0431 2014/15 5 Actual 2015/16 38 Actual 2016/17 40 Pred. 2017/18 40 Pred. Redrow</p>	<p>8 completions this year compared to 22 last year. On the face of it a concern however level of completions in this quarter last year a bit of an aberration as in next 3 quarters 16 units were completed, so may have just been down to phasing. Lots of activity on site, so no cause for concern currently.</p>	

<p>17 Moulton, South of Boughton Road DA/2014/0604 2014/15 0 Actual 2015/16 0 Actual 2016/17 40 Pred. 2017/18 16 Pred. David Wilson</p>	<p>9 completions this quarter. This is the first quarter of completions, so whilst it may seem low compared to end of year expectations, the level of activity on site suggests no cause for concern.</p>	
<p>18 Moulton, North of Boughton Road, Salisbury Landscapes 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 20 Pred. Avant</p>	<p>No completions expected this year. .</p>	
<p>19 Naseby, Cottesbrooke Road DA/2014/0403 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 5 Pred. Francis Jackson</p>	<p>No completions expected this year. Full permission in place</p>	
<p>20 Welford, Land off Newlands Road DA/2013/0696 2014/15 0 Actual 2015/16 0 Actual 2016/17 10 Pred. 2017/18 10 Pred. Mear</p>	<p>2 completions this quarter. On target for end of year expectations.</p>	

<p>21 Welford, Land off Newlands Road DA/2014/0824 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 0 Pred. Mear</p>	<p>No completions expected this year.</p>	
<p>22 West Haddon, Northampton Road 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 10 Pred. Francis J</p>	<p>On site. 5 completions expected this year so should be achievable.</p>	
<p>23 West Haddon, between Guilsborough Road and A428 DA/2015/0774 2014/15 0 Actual 2015/16 0 Actual 2016/17 20 Pred. 2017/18 40 Pred. Davidsons</p>	<p>Started on site. Should be able to achieve expected units this year.</p>	
<p>24 Woodford Halse, Byfield Road 2014/15 0 Actual 2015/16 12 Actual 2016/17 30 Pred. 2017/18 40 Pred. Taylor Wimpey</p>	<p>14 units completed. Should be able to achieve expected units this year</p>	
<p>25 Woodford Halse, Grants Hill DA/2013/0024 2014/15 0 Actual</p>	<p>No pre-applications so far. No completions expected this year, but 10 next. Could start to give rise for concern if no approaches by end of next quarter.</p>	

2015/16 0 Actual 2016/17 0 Pred. 2017/18 10 Pred.		
B – Other Sites Expected to come forward		
1 Daventry Middlemore 7 and 8 2016/17 0 Pred. 2017/18 50 Pred.	No completions expected this year, but 50 next year. Delivery of 50 units next year would require that advanced negotiations around a planning application are already in place, such that it is determined in time for commencement prior to start of next year. Early discussions and pre-app consultation is underway, so some progress at least is being made on site 7. <u>Impact on 5 year supply judged low because at least some delivery should be forthcoming on these sites within the next five years. Most of the infrastructure is in place, and it is within a tested market, therefore no issue about properties selling in this location.</u>	 5 yr - Low
2 Daventry Central Area Sites 3 and 6 2016/17 0 Pred. 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 50 Pred.	No completions expected until 20/21 therefore no concerns on delivery for now, but need to set out programme for bringing site forward to ensure it can be argued that it forms part of 5 year supply – as per action in HIS	
3 Daventry North East Sustainable Urban Extension 2016/17 0 Pred. 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 50 Pred.	The programme in the HLA report anticipates an outline application being submitted in September 2016. This is now very unlikely, therefore there is likely to be slippage on this site, unless it can be made up in later stages of the process. Officers are engaged in regular meetings with the applicant, that are constructive and moving matters forward, albeit not at the pace that was previously envisaged. <u>Impact on 5 year supply judged medium. Scale of expected completions in the period is not in itself particularly high for the 5 year period, however any delays have an increasing impact in future years. Site is also early in the planning pipeline process, with still significant amount of work to be undertaken before an outline permission is in place.</u> <u>However there are no signs that this site will not come forward, only issue is the length of time for it to progress.</u>	 5 yr - Med
4 Woodford, Byfield Road 2016/17 5 Pred. 2017/18 5 Pred.	This forms part of wider scheme which all has detailed permission. Development is underway on this wider site in accordance with expectations.	