

DAVENTRY DISTRICT HOUSING IMPLEMENTATION STRATEGY



ADOPTED VERSION – DECEMBER 2016

Contents

Background	3
1 Introduction	4
2 Components of Supply – susceptibility to change	5
3 Additional Future Sources of Supply	9
4 Prospects for maintaining the Supply in Future Years	12
5 Meeting the Spatial Strategy of the Core Strategy	14
6 Meeting the Affordable housing Requirement	16
7 Meeting the needs of gypsies, travellers and travelling showpeople	18
8 Action Plan	19
9 Monitoring Arrangements	26
Appendix A	27

Background

Paragraph 47 of the National Planning Policy Framework (NPPF) states that local authorities should set out a '***housing implementation strategy*** for the full range of housing describing how they will maintain delivery of a five year supply of housing to meet their housing target'.

This document fulfils that requirement for Daventry District outside of the Northampton Related Development Area¹. A separate report is being produced for the Northampton Related Development Area.

¹ The Northampton Related Development Area (NRDA) is defined in the West Northamptonshire Joint Core Strategy (December 2014) at paragraph 5.34 on page 33

1 **Introduction**

This final version of the Housing Implementation Strategy has been produced following a period of consultation from July to September 2016. A number of changes have been made to the draft version as a result of comments made during that consultation period. A schedule of comments and changes made can be found in the statement of consultation.

In April 2016 the Council published a [Housing Land Availability Report](#) which demonstrated that it could identify a 5.95 year supply of housing land for the period 2016/17 to 2020/21. This followed a report published in April 2015 which demonstrated in excess of a five year supply – a position supported by the Secretary of State at appeal².

The supply set out in the report (referred to hereinafter as the 2016 HLA Report) consists of various components. The 2016 HLA Report sets out the evidence to support the position on those various components for the period covered by the 2016 Report. In order to make an assessment as to whether or not the Council is likely to maintain this supply for future 5 year periods, each of these components needs to be looked at in turn. When looked at in the round this will enable a judgement to be made as to what, if any, further actions are needed to maintain the supply in future years.

The housing requirement for Daventry District is set out in the West Northamptonshire Joint Core Strategy (WNJCS) adopted in December 2014. The Core Strategy includes a housing trajectory at Appendix 3. It can be noted that the trajectory starts at a relatively low point in 2011, at the beginning of the plan period (recognising that little building activity was taking place nationally), rising to a plateau from 2017/18 to 2019/20, and then reducing towards the latter part of the plan period. The Inspector considering the Core Strategy found this approach to be sound and consistent with the NPPF. This report consists of eight further sections which consider different aspects of future housing supply.

Section 2 looks at each component and makes an assessment of the **susceptibility of that component to change**.

Section 3 looks at **additional sources** of supply which may come forward during the plan period.

Section 4 then looks at the **prospects for maintaining** the five year supply taking account of the issues raised in the previous two sections.

Section 5 looks at the **urban/rural split** and if this complies with the spatial strategy of the WNJCS.

Section 6 looks at **delivery of affordable housing**.

Section 7 looks at provision for **gypsies, travellers and travelling showpeople**.

Section 8 then identifies a **series of actions** to maintain the supply.

Section 9 sets out **monitoring arrangements**.

² APP/Y2810/W/14/3000977 Elizabeth Road/Victoria Close West Haddon.

2 Components of Supply – susceptibility to change

This section looks at the components of supply in turn and makes an assessment of the susceptibility of that source to change in the foreseeable future. Wherever possible, for ease of reference, cross references are made to the 2016 HLA Report).

Windfall Rate (Paragraph 3.5 onwards, page 5 of the 2016 HLA Report)

The 2016 HLA report includes provision for a windfall rate. This is based on rates of completions in previous years. Like the lapse rate, using locally specific information provides a much more reliable method of calculating rates because it is based on actual local evidence rather than based on an arbitrary percentage, and it is kept under review year on year. The records cover the last eight years, so whilst there are fluctuations from year to year, making future assumptions based on an average is considered to provide a credible way forward.

The Council sets out in the HLA report the reasons why it expects this source of supply to continue. It accounts for only 8% of the five year supply in the 2016 HLA Report so even a significant percentage change in this source would only have limited impact on the overall supply. For the reasons set out in the HLA report it is considered that this source of supply will remain fairly constant over the next few years, therefore no reduction in 5 year supply from this source is foreseen.

Lapse Rate (Section 4, page 6 of the 2016 HLA Report)

The Council has included a lapse rate within its 2015 and 2016 reports. The lapse rate is based on the actual level of lapses (for sites of all sizes) since the start of the plan period (i.e. 2011). In covering the period from 2011, the lapse rate covers a period where development activity was very poor, nationally, and a period where there has been an upturn in development activity. It is therefore a good reflection of what is likely to happen in the future. The approach to lapse rates is robust because it is based on actual information for the Daventry District, evidenced in the report, rather than applying an arbitrary percentage rate, which the Council is aware has been used elsewhere.

The rate will continue to be monitored on an annual basis, and each year will be adjusted to take account of what has happened in the years from 2011. There is no reason to suspect that there will be any significant change in the rate over the foreseeable future given the strong performance in recent years, but if that is the case it will be picked up through future monitoring and housing land supply reports.

Expected Future Completions

The Council has made assumptions about future completion rates on sites of 15 dwellings or more. These make up approximately 83% of all expected completions in the next five years, so make up a reliable representative sample. In preparing the 2016 HLA report these assumptions were shared with the developers or promoters of these sites for comment, and adjustments made from original assumptions where these have been suggested.

This work demonstrates that, based on current permissions and allocations, completions over the next five years will comfortably exceed the Core Strategy requirements. This can be seen in table 1 below.

In the following years, again based on existing permissions and allocations, the level of completions would in each year fall below the Core Strategy Requirement. This is in part due to the large number of permissions that were granted (either by the Council or on appeal) in the last few years to address the shortfall in five year land supply, which had the effect of bringing forward delivery.

The future potential annual shortfalls in delivery are some 5 years away and it is important to factor in that:

- Further sources of supply will be forthcoming in that period
- Allocations are likely to be forthcoming from neighbourhood development planning – (see section 3 below)
- Further allocations are expected to be forthcoming in the Part 2A Settlements and Countryside local plan (see section 3 below)
- The yearly deficit from 2021, is more than off-set by overprovision in the previous years – see right hand column of table 1 below.

Table 1 – Actual and Expected Completions -2011-2029³

	Core Strategy Housing trajectory	Actual/Expected Completions ⁴	Difference	Cumulative Difference
2011-16	1319	1370 (Actual)	51 (Actual)	
2016-17	465	554	89	140
2017-18	561	716	155	295
2018-19	590	793	203	498
2019-20	580	637	57	555
2020-21	470	569	99	654
2021-22	450	384	-66	588
2022-23	450	350	-100	488
2023-24	430	219	-211	277
2024-25	425	299	-126	151

³ Based on existing permissions and allocations and assumptions about windfall and lapse rates – further sources of supply are expected.

⁴ As set out in the housing trajectory in the West Northamptonshire Joint Core Strategy

	Core Strategy Housing trajectory	Actual/Expected Completions ⁴	Difference	Cumulative Difference
2025-26	325	299	-26	125
2026-27	300	299	-1	124
2027-28	310	299	-11	113
2028-29	310	299	-11	102
Total	6985	7087		

This table shows that the level of completions required to meet the Core Strategy requirement over the plan period will be met, based on assumptions about current permissions, allocations and windfall and taking into account a lapse rate. Beyond this, as noted, further contributions to the supply are expected.

5% or 20% Buffer as per NPPF Paragraph 47 (Section 2, page 3 of the 2016 HLA Report)

Paragraph 47 of the NPPF states that a buffer of 5% should be applied in all cases and where there has been persistent underdelivery, this should be increased to 20%.

Given that the Council has met or exceeded its housing requirement in all years in the plan period to date (see table 2 below), it is clear that it is one where 5% applies. This was supported by the Secretary of State at West Haddon⁵ when considering the 2015 HLA Report. This is reinforced by a further year (2015/16) where the requirement was exceeded.

As noted above it is expected that for the next five years the annual requirement for completions will be met and in future years where completions may fall below that year's requirement, this will be more than off-set by overdelivery in previous years.

In addition, as noted above, it is planned that the period beyond five years will be addressed by allocations coming forward in the Part 2A Settlements and Countryside Local Plan together with contributions from other sources of supply – see below – which will enable further completions.

There is therefore no realistic prospect for the foreseeable future that Daventry will become a 20% Authority.

Table 2 – Actual Completions 2011-2016

	Core Strategy Housing trajectory	Actual ⁶	Difference	Cumulative Difference
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⁵ APP/Y2810/W/14/3000977 Elizabeth Road/Victoria Close West Haddon.

⁶ As set out in the housing trajectory in the West Northamptonshire Joint Core Strategy

	Core Strategy Housing trajectory	Actual ⁶	Difference	Cumulative Difference
2011-12	145	145	0	0
2012-13	98	98	0	0
2013-14	264	265	1	1
2014-15	350	379	29	30
2015-16	462	483	21	51
Total	1319	1370		

3 Additional Future Sources of Supply

The information contained within the 2016 HLA Report is based on information known at the time of drafting the report. However when looking beyond this, additional sources of supply will be forthcoming. The sources of this anticipated supply that are known of currently are considered in turn below.

Brownfield Register – Permission in Principle

The government is introducing brownfield registers and intends that sites included on the register will be granted planning permission, in most cases the new ‘permission in principle’. Daventry District does not contain extensive areas of previously developed land, so it is not expected that a significant supply will come from this source, nevertheless it is expected that some sites will come forward for inclusion in the register, and will subsequently be developed.

Permitted Development Rights

The government has introduced a number of permitted development rights which allow for new residential development without the need for planning permission. Over the last few years the Council has seen a number of ‘Prior Notifications’ for the conversion of rural buildings to residential use under this regime. Although the Council is considering if some restrictions (using ‘Article 4’ directions) should be placed on this mechanism, it is expected that this source of supply will continue.

Part 2A Local Plan – Settlements and Countryside

The Council published an issues and options report for consultation in January 2016. This identifies at issue 22 the need to explore the need for further housing in the rural areas, and at issue 13 the need for more housing in Daventry town.

At the time of publication of the Issues and Options report it was anticipated that an extra 511 houses would need to be allocated in Daventry town, but following further work for the 2016 HLA Report the need for an additional 300 units has been identified, making 811 in total that require allocation.

As part of work on the evidence base for the local plan the Council is undertaking a Land Availability Assessment.

It is intended that the Plan will be adopted in 2018. This will provide additional source of supply for the medium to longer term.

Neighbourhood Development Planning

Neighbourhood development plans provide a further potential source of supply. There are 22 parishes within Daventry District where a neighbourhood development area has been designated. Within those areas neighbourhood planning groups are at various stages, with one plan so far ‘made’, seven more at examination, and others at the early stage of drafting.

Neighbourhood development plans, like other plans, provide for further development in two ways: through permissive development management policies and through allocations. Those plans which are known to be proposing housing allocations are considered below, this is a very fluid situation and other plans may well come forward over the next few months and years which propose further housing.

- West Haddon (January 2016)

West Haddon Neighbourhood Plan was made in January 2016. It includes allocations for approximately ten dwellings as follows;

WH10/01 – Land to the rear of Avenue House off Crown Lane

WH10/02 – Site of former battery garages off Elizabeth Road

WH10/03 – Land off Northampton Road adjacent to Playing Field

WH10/02 now has the benefit of planning permission for social housing (3 units), and is included in the figures which had planning permission as at 1st April 2016.

- Moulton Neighbourhood Plan.

Moulton Neighbourhood Plan was examined in March 2016. The inspector's report has now been published.

One of the sites identified in the plan is the subject of a resolution to grant planning permission by planning committee on 6th April 2016, subject to the completion of a satisfactory s106 agreement.

This will provide an additional 41 units for the supply, which was not included in the HLA 2016 Report as at 1st April 2016.

- Weedon Neighbourhood Plan

The submission version of Weedon Neighbourhood Plan was published early in 2016. It contains policies which in total provide for 122 houses. The plan has not yet been tested and therefore no assumptions can be made at this stage as to what level of additional capacity will be provided. However as a component of the plan led system for housing delivery it is expected that at least some additional housing will be forthcoming from this plan.

- Braunston Neighbourhood Plan

Braunston Neighbourhood Plan has undergone consultation on the submission version, and an examiner has been appointed.

The plan includes a proposed allocation for a rural exception site. This site already has the benefit of planning permission as set out in the exceptions site section below.

Additional Affordable Housing to be provided by Futures Housing Group.

The Council has reached an agreement with Futures Housing Group that an additional 150 affordable dwellings will be constructed in the District over the next ten years. Details of this arrangement can be found in the report to the Council's Strategy Group on 10th September 2015.

Affordable Housing Exceptions Schemes.

The Council has identified the provision of affordable housing as one of its corporate priorities. It works pro-actively with Registered Providers and others to deliver affordable housing through exception sites and other schemes. The Council also works with promoters and developers of market housing led schemes to secure the provision of affordable housing of the right type, size and tenure to meet identified need.

As an example of exceptions schemes, the Council has worked with an RP to bring forward a scheme of 11 units at Braunston (see also above regarding neighbourhood development planning). This scheme has recently been granted planning permission, and the Council is now considering 'gap funding' this project to help ensure it comes forward.

The Council will continue with this pro-active role, including encouraging RPs to benefit from the funding the Council has available through commuted payments to bring forward further schemes where there is a funding deficit.

4 Prospects for maintaining the Supply in Future Years

Taking account of section 2 above, and based on:

- existing permissions,
- existing allocations and
- assumptions about windfall and lapse rates staying largely unchanged

information currently to hand suggests the following for five year land supply reports with the following base dates:

- 1st April 2017 - a five year supply will be comfortably maintained
- 1st April 2018 - a five year supply will be comfortably maintained
- 1st April 2019 - it will just be possible to demonstrate a five year supply, but with no headroom, i.e. if any of the supply is reduced, and not offset by any other gains, the supply will be less than five years
- 1st April 2020 to 1st April 2024 - there will be less than a five year supply.

When additional sources of supply are factored in as set out in section 3 the picture changes.

The following assumptions are made:

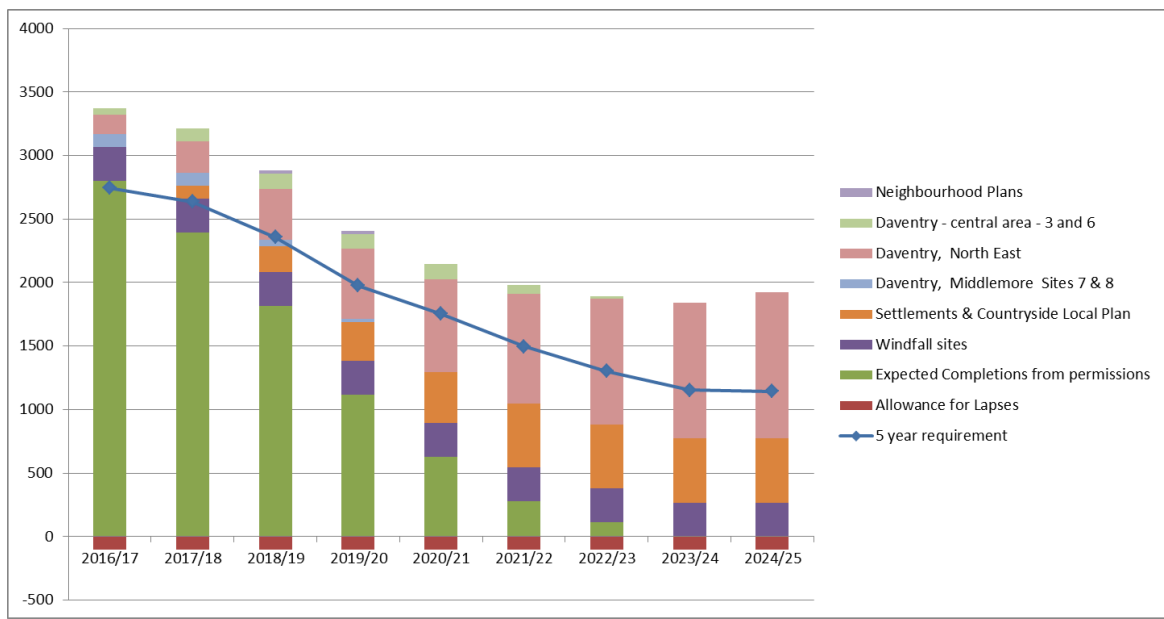
- The allocation included within Moulton Neighbourhood Plan is completed in years 2018/19 to 2019/2020.
- The allocations within West Haddon Neighbourhood plan are completed in years 2018/19 to 2019/2020
- An allocation or allocations to meet the need for at least 811 additional units is allocated in the Settlements and Countryside Local Plan. These start to be developed from 2021 at a rate of 101 units per annum.

The effect of these additional sources alone result in there being a very realistic prospect of there being in excess of a five year supply for reports covering the remainder of the plan period.

In reality additional sources of supply are expected as set out in section 3, these will further increase the amount by which the 5 year land supply requirement will be exceeded. Ongoing monitoring will reveal well in advance if actual completions differ from what is expected.

Graph 1 below shows the expected supply that would be included in five year land supply reports for the remainder of the plan period, based on current information. As expected, in future years an increasing proportion of the supply will come from what are currently allocated or future allocated sites, but will progress to benefit from permission.

Graph 1 - Components of future five year land supply reports⁷



⁷ Based on current information - by the time these reports are produced some sites which are currently allocations will have the benefit of planning permission.

5 Meeting the Spatial Strategy of the Core Strategy

The Core Strategy sets out an urban focused spatial strategy (Policy S1), which in the Daventry District context identifies Daventry town as the focus for development and limited development, to meet local needs in the rural areas.

Monitoring of the completions against this strategy reveals that the majority of development since the start of the plan period in 2011 has taken place in the rural areas. This has to a large degree been as a result of several sizeable speculative applications being approved or allowed on appeal in the context of a lack of five year supply at that time.

Table 3 below sets out the various elements of supply broken down by area to Daventry town and the rural areas.

The Core Strategy identifies that for the plan period, of the total amount of housing to be provided – about 6,980 dwellings, 66% of completions should be in the town (4,620 dwellings), and 34% in the rural areas (2,360 dwellings). In reality the proportions for completions to date have been the complete reverse, 67% in rural areas and 33% in Daventry town.

If permissions extant as at 1st April 2016 are factored the picture is slightly improved, with 43% in Daventry town and 57% in rural area, this is though still significantly outside of Core Strategy expectations.

Including other sites expected to come forward, as set out in the 2016 HLA Report, improves the picture further with 60% in Daventry town.

The final part of the table includes provision for an additional 811 dwellings to be allocated in the Settlements and Countryside Local Plan, and the expected number of windfall sites that would occur in the rural and urban areas. Whilst this would move the expected proportions marginally closer to the Core Strategy position, it is still of concern, given that further contributions are likely from a number of sources that would further increase the rural proportion.

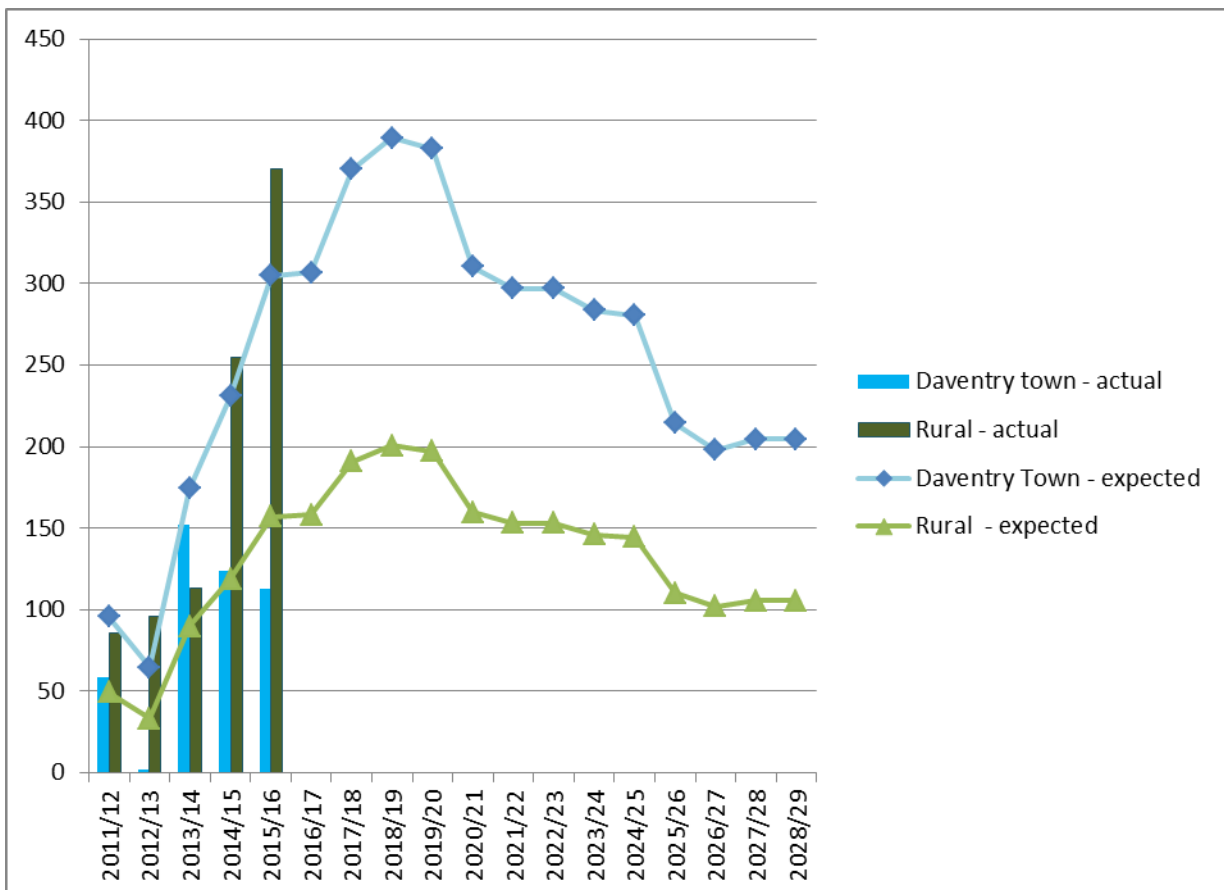
It is important to observe that a significant proportion of the sites in Daventry town are less well advanced in the planning system than those in the rural areas. The rural schemes are more straightforward to develop as they usually require less major infrastructure than those in Daventry town. Given this, the action plan focusses most heavily on Daventry town.

Table 3 – Urban/Rural Split

	Daventry town	Rural
Completions 2011-2016	450	920
Subtotal - completions	33%	67%
Planning Permissions (identified in 2016 HLA Report) expected to be completed in next five years	1208	1567
Daventry, Monksmoor	201	
Daventry, Micklewell Park	30	
Woodford, Byfield Road		45

	Daventry town	Rural
Sub-total – completions and planning permissions	1889 43%	2532 57%
Daventry, Site 3	120	0
Daventry, Middlemore 7 and 8	100	0
Daventry, North East Sustainable Urban Extension	1700	0
Subtotal completions, planning permissions and other sites expected to come forward	3809 60%	2532 40%
Further allocations identified for Daventry Town in S and C LP	811	0
Windfall Sites	161	988
Total	4781 58%	3520 42%
Proportions identified in Core Strategy (whole Plan Period)	66%	34%

Graph 2 – Completions, Urban and Rural Split



6 Meeting the Affordable Housing Requirement

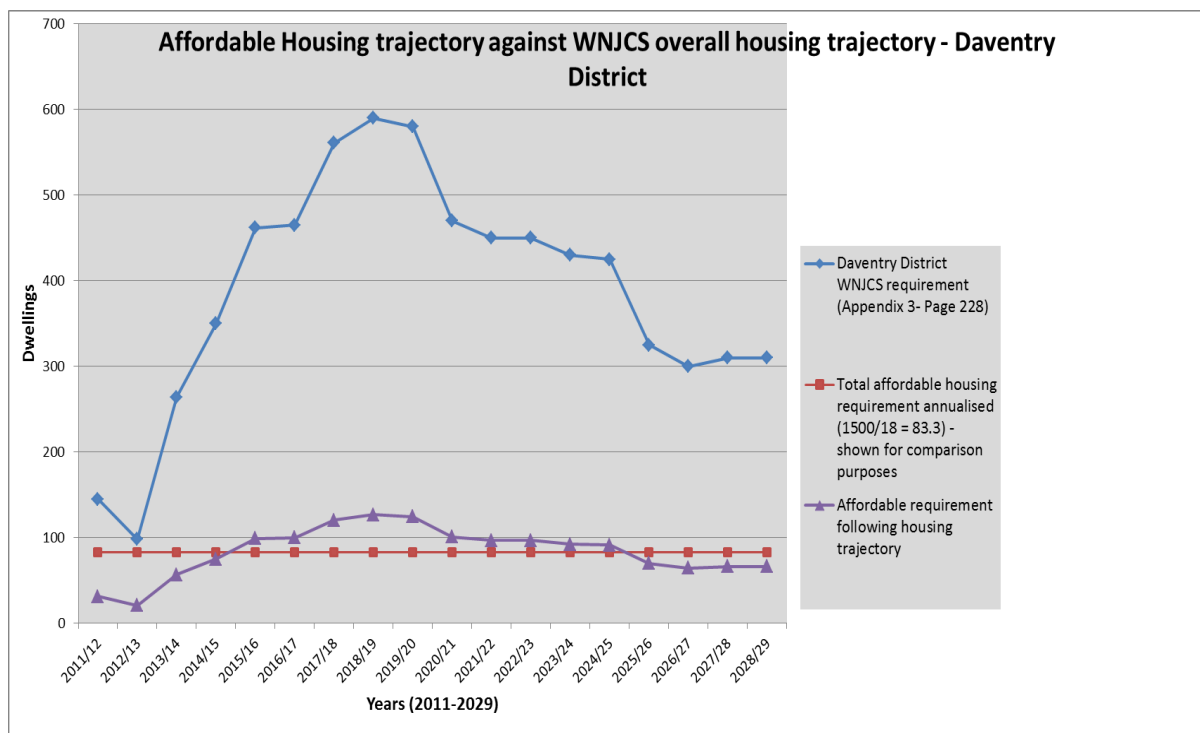
The Core Strategy includes policies which seek to ensure that affordable housing is delivered as part of the mix of housing delivered.

Table 4 on page 100 of the Core Strategy identifies that the need for affordable dwellings in the plan period is 1,500 units.

Whilst the Core Strategy includes a trajectory for all housing, it does not include a trajectory specifically for affordable housing. Logically, as most affordable housing is delivered as part of market led schemes, an affordable housing trajectory would follow the overall housing trajectory i.e. it would not be sensible to assume that the requirement was an annual average of the 1,500 total requirement, 83.3 dwellings per annum

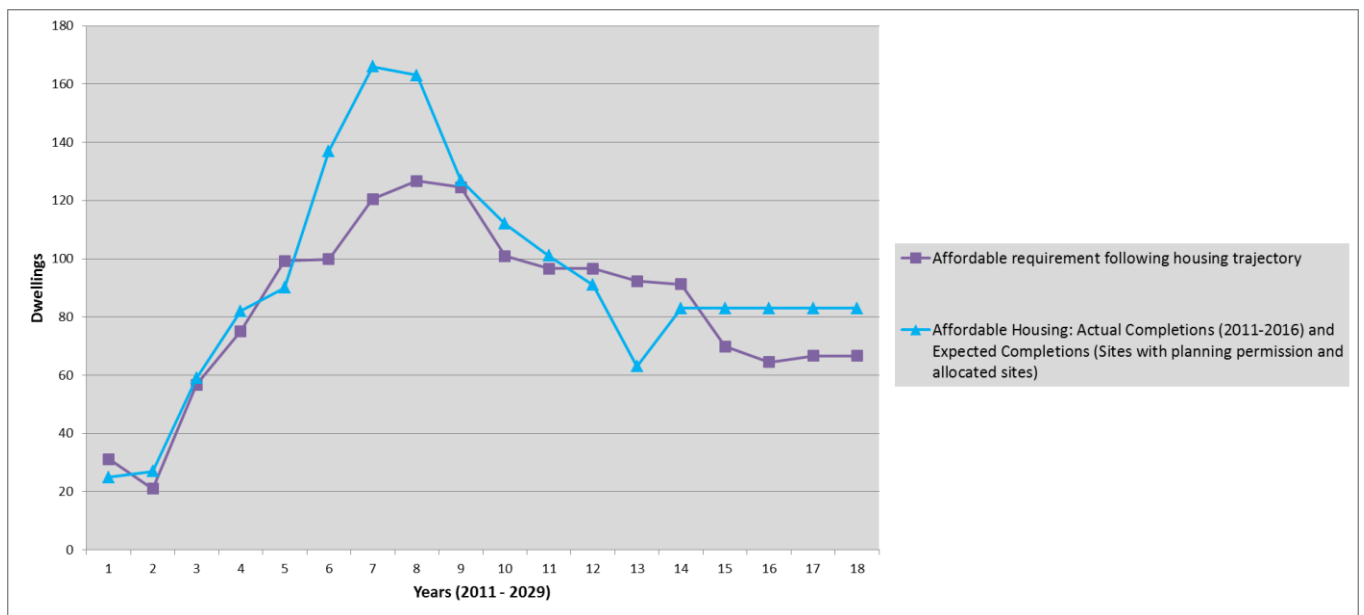
Graph 3 below sets out a trajectory for affordable housing which follows the all housing trajectory.

Graph 3 – Trajectory taken from the Core Strategy for all housing with trajectory added for affordable housing.



Graph 4 below shows the requirement for affordable housing and against this, what has been achieved to 2016 and what is expected in future years. The ‘expected’ figures are based on work undertaken in relation to the Councils five year land supply which involved liaison with promoters/developers of sites over 15 units and also anticipated supply from sites that will be built beyond the 5 year period i.e. 2021/22 onwards. A table showing this in more detail is included at appendix A.

Graph 4 – Affordable Housing Requirement and Actual/Expected Affordable Housing Completions



Graph 4 demonstrates that affordable housing delivery keeps pace with the requirement in the early years, and then exceeds the requirement for a number of years before then falling back more or less in line with the trajectory. Overall in the plan period it is expected that the affordable housing requirement will be exceeded by almost 200 units.

As with all housing this will be subject to ongoing monitoring. If circumstances changes, e.g. if a major site has a reduced affordable housing requirement due to viability issues, the position will need to be revisited.

7 Meeting the needs of Gypsies, Travellers and Travelling Showpeople

Current national policy is set out in the Government's document *Planning policy for traveller sites* (August 2015). This states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

National guidance also requires local authorities to maintain a five year supply of provision for gypsies and travellers.

In terms of current development plan policy the requirement is currently set out in policy H6 of the West Northamptonshire Joint Core Strategy.

However, the requirement in that policy is based on an assessment of need undertaken in 2013, and as noted above the government issued revised national policy in 2015. The Council has since updated its evidence base in the light of that guidance. The new evidence identifies the following requirement:

- Need of up to 7 additional pitches for unknown households - made up of new household formation of 6 from a maximum of 24 households, and 1 unauthorised pitch. If the national average of 10% were applied this could result in a need for 1 additional pitch.

- 6 Travelling Showpeople plots.

8 Action Plan

In examining the issues as part of the preparation of this Strategy a number of actions have been identified which will seek to ensure that the supply is delivered as expected. These actions are set out in the table below, and will be monitored and kept under review.

Action Plan – December 2016

Issue	Action	Who	When	What is measure of success
<p><u>1. Daventry Development Link</u></p> <p>DDL is required to unlock development in Daventry town, without this there will be a constraint on the rate at which development in the town can progress.</p>	<p>Northamptonshire County Council (NCC) implement road scheme which already has planning permission and a funding package in place.</p>	<p>NCC</p>	<p>Start in June 2016, approx. 18 months programme.</p>	<p>Link is in place.</p>
<p><u>2. Site 7 and 8, Middlemore, Daventry</u></p> <p>Confirmation needed about when land will be released to the market, and to consolidate assumptions about the date for delivery.</p>	<p>DDC to set out a resourced programme that supports or otherwise delivery of 100 units by 2020.</p>	<p>DDC – Property Services</p>	<p>Programme by October 2016</p>	<p>Initially completion of the programme, and then progress in accordance with that programme.</p>
<p><u>3. Site 3, Daventry Central Area</u></p> <p>Confirmation needed about when land will be released to the market, and to consolidate assumptions</p>	<p>DDC to set out a resourced programme that supports or otherwise delivery of 50 units by of 2021.</p>	<p>DDC – Construction & Development Service</p>	<p>Programme by October 2016</p>	<p>Initially completion of the programme, and then progress in accordance with that programme.</p>

Issue	Action	Who	When	What is measure of success
about the date for delivery.				
<u>4. Daventry North East</u> Ensuring progress is made for bringing this site forward in accordance with programme set out in the 2016 HLA report.	DDC to provide ongoing advice to developers through pre-application process to ensure progress can be made towards timely submission and determination of application. Promoters to made due progress on preparing for the application to ensure delivery as per programme.	DDC – Development Control and Local Strategy Services Developers and their agent	Ongoing	Progress made on key steps as per programme in the 2016 HLA report.
<u>5. Allocations in Local Plan to meet Daventry towns needs</u> The additional needs at Daventry town need to be met through allocations.	It is necessary to ensure that sites of appropriate scale come forward in a timely manner to meet the additional need in Daventry town i.e. that are not met by the Core Strategy allocation and permissions.	DDC – Local Strategy Service	On-going in accordance with the timetable set out in the Local Development Scheme.	Local Plan is progressing as set out in the Local Development Scheme.
<u>6. Delivery of Allocations involving site assembly etc.</u>	If allocations require complex site assembly, dealing with brownfield land,	DDC – Construction & Development Service	As required	Sites are assembled and made available for development.

Issue	Action	Who	When	What is measure of success
	etc. it may be necessary for the Council to take a more active role in development, including the use of compulsory purchase powers if required.			
<u>7. Neighbourhood Development Planning</u> Local Groups need support in their preparation of neighbourhood development plans	DDC provides support and advice to parish council and neighbourhood planning groups to help them take their plans forward, including through a consultancy framework.	DDC – Local Strategy Service	On-going	Parish councils and neighbourhood development planning groups are supported to help them bring their plans forward.
<u>8. Sites of 15 units or more</u> It is necessary to be able to identify that sites are coming forward as expected and to spot early signs of any change in delivery rates for market or affordable.	Continue to undertake quarterly monitoring of sites on 15+ units and assess against expected progress – identify any discrepancies of concern. The Council would then need to consider what actions it could take to remedy any discrepancies.	DDC – Local Strategy Service	Quarterly	Sites are coming forward broadly in line with expectations in the 5 year report. Note that individual variances would not be of concern if overall the picture is broadly as expected.
<u>9. Promotion of Exception Site Affordable housing</u>	Maintain pro-active role, working with local	DDC – Local Strategy Service	DDC has an ongoing promotional role and works	Requests to gap fund exceptions schemes are

Issue	Action	Who	When	What is measure of success
<u>schemes</u> Delivery of further affordable housing to meet need identified in parish needs surveys	communities and Registered Providers to progress schemes.		closely with Registered Providers including through its Affordable housing Panel.	supported and encouraged. Schemes are developed with RPS for exceptions sites.
<u>10. Promotion of Affordable Housing Delivery</u> Need to ensure that affordable housing is delivered to meet identified need (see below).	DDC to provide ongoing advice to developers to ensure the housing that is to be built meets identified need.	DDC – Local Strategy Service	Ongoing	The housing that is built meets identified need.
<u>11. Identifying Need</u> Need to ensure that the Council has good evidence on the need for different housing products, tenures and sizes.	DDC to undertake housing needs surveys as appropriate to ensure it has a good understanding of the need for different housing products, tenures and sizes	DDC – Local Strategy Service	As and when required - examples include where Neighbourhood planning is underway.	The housing that is built meets identified need.
<u>12. Increasing supply options</u> Ensuring capacity exists to physically deliver houses on available sites.	Developing the range of options for physical delivery of houses, including SME builders and self-build.	DDC – Local Strategy and Construction & Development Services SEMLEP / NEP	Ongoing	Increased delivery of houses by SME builders and self-builders

Issue	Action	Who	When	What is measure of success
<p><u>13. Pre-application process</u></p> <p>An effective pre-application process which enables the majority of issues to be dealt with at the pre-app stage thereby shortening the period for the determination of the formal application.</p>	Maintain pre-application process and ensure prospective applicants are aware of it and value of using it.	DDC – Development Control Service	The Council already has in place an effective pre-application process which it encourages prospective applicants to engage in. This will continue to be resourced.	Efficient pre-application process is in place.
<p><u>14. Discharge of conditions and Approval of Non-Material Amendments (NMAs)</u></p> <p>Deal with applications for non-material amendments and discharge of conditions promptly in order that development can progress in a timely manner.</p>	Maintain approach to discharge of conditions and dealing with NMAs.	DDC – Development Control Service	The Council already has in place a process for dealing with discharge of conditions and NMA. This will continue to be resourced.	Efficient system for discharge of conditions and dealing with NMA's is in place.
<p><u>15. Specialist Advice</u></p> <p>Ensuring the Council has the skills and resources to deal with major planning applications in a timely</p>	Maintain approach to dealing with major applications.	DDC – Development Control Service	The Council already has in place officers who have experience of dealing with major schemes. This will continue to be resourced.	Major applications are dealt with in a timely manner by Officers with the necessary skills and experience.

Issue	Action	Who	When	What is measure of success
manner.				
<p><u>16. Allocations in Local Plan to meet pitch requirements</u></p> <p>The pitch requirements set out in the revised evidence base will need to be met through allocations and/or development management policies.</p>	<p>It is necessary to ensure that sites of appropriate scale come forward in a timely manner to meet the need identified in the revised evidence base, and/or appropriate development control policies included.</p>	<p>DDC – Local Strategy Service</p>	<p>On-going in accordance with the timetable set out in the Local Development Scheme.</p>	<p>Local Plan is progressing as set out in the Local Development Scheme.</p>

9 Monitoring Arrangements

Monitoring arrangements for the implementation of the housing requirements are set out in the Core Strategy. The Authorities' Monitoring Report is produced jointly with South Northamptonshire and Northampton Borough Councils.

Monitoring of this Strategy will be undertaken on a quarterly basis and reported to Senior Management Team, with any further actions being identified if necessary.

The quarterly monitoring reports will be placed on the Councils website in the five year housing land supply section.

Appendix A – Table identifying total housing requirement, affordable housing requirement and actual and expected completions for affordable housing during plan period

	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	
Daventry District WNJCS requirement (Appendix 3- Page 228)	15	98	264	350	462	465	561	590	580	470	450	450	430	425	325	300	310	310	6,985
Affordable requirement following housing trajectory	31	21	57	75	99	100	120	127	125	101	97	97	92	91	70	64	67	67	1,500
Affordable Housing: Actual Completions (2011-2016) and Expected Completions (Sites with planning permission and allocated sites)	25	27	59	82	90	147	175	175	127	112	101	91	63	83	83	83	83	83	1,689
Total affordable housing requirement annualised (1500/18 = 83.3) - shown for comparison purposes	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	1,494