

Housing Implementation Strategy

1st Quarter Monitoring Report – July 2017.



The Housing Implementation Strategy (HIS) was adopted at the December 2016 meeting of Council.

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.

Quarterly surveys were started in 2015/16 so there is some, but still limited, comparable data for previous years.

This report contains two parts, the first part deals with Daventry District outside of the Northampton Related Development Area (NRDA) and the second part deals with the Daventry District part of the NRDA.

Part One - Daventry District outside of the Northampton Related Development Area (NRDA)

Are sites progressing largely as expected?

28 sites were monitored at the end of the first quarter. Of these:

Davertry town:

- 1 site progressed as expected or better and gave no cause for concern.
- 5 sites progressed less well than expected.

Rural Areas:

- 21 sites progressed as expected or better and gave no cause for concern.
- 1 site will no longer be implemented because it has expired and an alternative permission for 1 dwelling is being implemented

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

The number of completions in the first quarter was very similar to the previous two years (149 compared to 152 and 147). This is of some concern given that the requirement this year is increased to 561 (from 462 in 15/16 and 465 in 16/17). Nevertheless, on the positive side:

- this demonstrates that delivery is at least 'holding up', and there is no sense of a downturn
- there is a lot of activity on all sites which have started,
- two of the sites are new, so still 'gearing up' in terms of delivery, therefore an increased number of completions should be achieved in future quarters (Monksmoor - Phase 3 and Flore - North of High Street).

- three sites are expected to start delivery shortly (Kilsby – Daventry Road, Long Buckby - East of Station Road, and Naseby - Cottesbrooke Road).

The requirement has been met for the last 6 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 2 years is even higher, at 590 and then 580, before it begins to fall to 470 in 20/21.

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

As noted above most sites are delivering at least as well as expected, so in most cases there is no cause for concern, and indeed there are no concerns for the rural area. A site at Moulton will no longer be brought forward, but as it is for only 27 dwellings it will have minimal impact on supply. The majority of sites in Daventry town are progressing less well than expected. This also has implications for the urban/rural split which is covered in the action plan of the HIS.

In the case of Daventry North East the Council is working with the developer to bring forward an application later this year. In the case of Micklewell Park, the Council is aware that the site is progressing, albeit slower than had been envisaged when the site was granted planning permission.

Middlemore 7 is subject of a current application which if approved would deliver more units than has previously been envisaged for this site. However the application has been subject to protracted negotiations, and whilst this cannot be rectified on this site, the Council should give careful consideration as to how it might bring forward development, as landowner, on its other sites in a more effective way to avoid further slippage on them.

Monksmoor has delivered fewer completions this quarter than expected, but there is no reason why this can't be remedied in later quarters as there is a lot of activity on site.

Any further sites that come forward in Neighbourhood Plans would of course be helpful in adding to the supply albeit in the rural areas, and the Part 2 plan will also bring forward more capacity at Daventry town which will both assist in meeting any future deficit and seek to redress the urban/rural balance.




Recent Relevant Appeals

There haven't been any relevant appeals in this quarter.

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 19 of the 2017 Housing Land Availability Report.



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



-  Situation largely as expected as at 1st April 2017, or better 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



2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1 st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter/year	Compared to base – 1 st April 2017
A - Sites with Planning Permission as at 1st April 2017								
1 Brixworth, East of Northampton Road DA/2015/0800 - 90 2015/16 0 Actual 2016/17 12 Actual. 2017/18 50 Pred. 2018/19 28 Pred. <i>Barratts</i>	14 units completed – on target.							
2 Crick, Main Road DA/2014/0111 -135 2014/15 3 Actual 2015/16 34 Actual 2016/17 24 Actual. 2017/18 30 Pred. 2018/19 30 Pred. 2019/20 14 Pred. <i>Barratts</i>	22 units completed, 9 of which were affordable. Well ahead of target for end of year completions.							




2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter/year	Compared to base – 1 st April 2017
<p>3 Daventry, Monksmoor Ph 2 - 175 2014/15 0 Actual 2015/16 12 Actual 2016/17 85 Actual. 2017/18 60 Pred. 2018/19 18 Pred.. Crest</p>	<p>6 units completed. Extremely low level of completions, compared to 21 in the same quarter last year. There is, however, lots of activity on site. One to watch for next quarter.</p> <p><u>Impact on 5 year supply judged low because it is expected that completions will continue (developer on site, infrastructure in place etc.); the only issue is the rate at which they will come forward.</u></p>	 5 yr - Low						
<p>Daventry, Monksmoor Ph 3 212 2016/17 0 Actual 2017/18 44 Pred. 2018/19 80 Pred 2019/20 80 Pred. 2020/21 8 Pred. Crest</p>	<p>12 units completed. This is the first quarter when completions have been recorded on this phase. There is lots of activity on site, so should achieve anticipated completions by end of year.</p>							





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4 Daventry, Northampton College, Daventry Campus DA/2016/0467 - 129 2014/15 0 Actual 2015/16 0 Actual 2016/17 1 Actual 2017/18 34 Pred. 2018/19 40 Pred 2019/20 40 Pred. 2020/21 14 Pred. <i>Avant Homes</i>	5 units completed, lots of activity on site, so should achieve end of year target.							
5 Daventry, Micklewell Park DA/2014/0869 - 450 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 0 Pred. 2018/19 62 Pred 2019/20 150 Pred 2020/21 127 Pred. 2021/22 111 Pred.	No completions expected this year; it is understood that progress is being made to dispose of site to developers, but no pre-apps yet. This is one to continue to keep a close watch on as slippage affects both overall supply, but also strategy balance. <u>Impact on 5 year supply judged medium because of scale of expected completions in the period (450) 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</u>	 5 yr - Med						




2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1 st April 2017	End of third quarter	Compared to base - 1 st April 2017	End of 4 th quarter/year	Compared to base - 1 st April 2017
	<u>this site will not come forward, only issue is the length of time for it to progress.</u>							
6 Flore, North of High Street DA/2016/0456 - 67 2016/17 0 Actual 2017/18 20 Pred. 2018/19 20 Pred. 2019/20 20 Pred 2020/21 7 Pred <i>Bovis</i>	4 units completed. This is the first quarter when completions have been recorded on this phase. Lots of activity on site.							
7 Flore, Brockhall Road DA/2014/0454 - 30 2014/15 0 Actual 2015/16 0 Actual 2016/17 21 Actual 2017/18 9 Pred. <i>Orbit</i>	3 units completed. On target to complete entire site this year.							
8 Kilsby, Daventry Road DA/2014/0221 -48 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 20 Pred. 2018/19 20 Pred. 2019/20 8 Pred. <i>Avant Homes</i>	Lots of on site activity, but no completions yet.							



2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter/year	Compared to base – 1 st April 2017
9 Long Buckby, East of Station Road DA/2015/0666 - 107 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual. 2017/18 25 Pred. 2018/19 30 Pred. 2019/20 30 Pred. 2020/21 22 Pred. <i>Jelson</i>	Lots of on site activity, but no completions yet. Will be tight to achieve end of year target, one to watch for next quarter.							
10 Long Buckby, West of Station Road DA/2013/0529 -132 2014/15 13 Actual 2015/16 63 Actual 2016/17 31 Actual 2017/18 25 Pred. <i>Bovis</i>	11 units completed. On target to complete entire site this year.							
11 Moulton, Sandy Hill Lane North - 27 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 27 Pred.	The Reserved Matters permission on this site has now expired and a permission to develop one house on this site has been approved and is in the course of being implemented. <u>Impact on 5 year supply judged low due</u>	 5 yr - low						


2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter/year	Compared to base – 1 st April 2017
	<p><u>to numbers involved.</u> <u>No need for any remedial action as owners have clear intentions not to implement larger scheme and will build one dwelling only.</u></p>							
<p>12 Moulton, Marsh Spinney, Sandy Hill Lane 2013/0686(O) -85 2017/0071(RM) 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 0 Pred. 2018/19 20 Pred. 2019/20 35 Pred. 2020/21 30 Pred. <i>Balfour Beatty</i></p>	<p>A Reserved Matters application has been submitted by Balfour Beatty. No completions expected this year.</p>							
<p>13 Moulton, Northampton Lane North DA/2013/0431 - 145 2014/15 5 Actual 2015/16 38 Actual 2016/17 76 Actual 2017/18 26 Pred. <i>Redrow</i></p>	<p>8 units completed, same number as this quarter last year. On target to complete entire site this year.</p>							



2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter/year	Compared to base – 1 st April 2017
14 Moulton, South of Boughton Road DA/2014/0604 -56 2014/15 0 Actual 2015/16 0 Actual 2016/17 47 Actual 2017/18 9 Pred. <i>David Wilson</i>	9 units completed – site now complete.							
15 Moulton, North of Boughton Road, Salisbury Landscapes - 70 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 20 Pred. 2018/19 20 Pred. 2019/20 20 Pred. 2020/21 10 Pred. <i>Avant Homes</i>	9 units completed. Well ahead of target to achieve expected completions this year.							
16 Moulton, Cottingham Drive - 41 2016/17 0 Actual 2017/18 0 Pred. 2018/19 15 Pred. 2019/20 20 Pred. 2020/21 6 Pred. <i>Barwood</i>	Developers advertisement board recently erected on site. No completions expected this year.							

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17 Naseby, Cottesbrooke Road 14/0403/15/1071 -20 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 10 Pred. 2018/19 10 Pred. <i>Francis Jackson</i>	Lots of development activity on site. Several footings in place, so should achieve this years expected completions.							
18 Welford, Land off Newlands Road DA/2013/0696 – 38 DA/2015/0208 – 38 DA/2015/1194 - +5 2014/15 0 Actual 2015/16 0 Actual 2016/17 17 Actual 2017/18 20 Pred. 2018/19 6 Pred <i>Mear</i>	16 units completed – 4 of which are affordable							
19 Welford, Land off Newlands Road DA/2014/0824 – 16 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 4 Pred. 2018/19 12 Pred. <i>Mear</i>	Not started. Will need a start on site soon to achieve the expected completions this year.							
20 West Haddon, Northampton Road DA/2014/0559 - 20 2016/17 7 Pred. 2017/18 12 Pred. 2018/19 1 Pred. <i>Francis Jackson</i>	4 units completed – 1 affordable.							

2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1 st April 2017	End of third quarter	Compared to base - 1 st April 2017	End of 4 th quarter/year	Compared to base - 1 st April 2017
21 West Haddon, between Guilsborough Road and A428 DA/2015/0774 -100 2014/15 0 Actual 2015/16 0 Actual 2016/17 16 Actual 2017/18 40 Pred. 2018/19 40 Pred. 2019/20 4 Pred. <i>Davidsons</i>	15 units completed.							
22 Woodford Halse, Byfield Road DA/2014/0110 DA/2015/0473 DA/2015/0744 232 units in total 2014/15 0 Actual 2015/16 12 Actual 2016/17 32 Actual 2017/18 34 Pred. 2018/19 36 Pred. 2019/20 38 Pred. 2020/21 40 Pred. 2021/22 40 Pred. <i>Taylor Wimpey</i>	11 units completed, slightly less than the same quarter last year (14) but should be able to achieve expected number of units this year.							
23 Woodford Halse, Grants Hill DA/2013/0024 - 40 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 10 Pred. 2020/21 15 Pred. 2021/22 15 Pred.	No pre-applications so far. No completions expected until 2019, so not an area of concern yet.							

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B – Other Sites Expected to come forward								
1 Daventry Middlemore 7 and 8 100 units 2016/17 0 Actual 2017/18 0 Pred. 2018/19 25 Pred. 2019/20 25 Pred. 2020/21 25 Pred. 2021/22 25 Pred	Application submitted for site 7. Completions expected next year - based on current progress on this site it will be challenging to achieve 25 units in 18/19.	 5 yr - low						
2 Daventry Central Area Site 3 50 units 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 50 Pred. 2021/22 50 Pred	No completions expected until 20/21 however given lack of demonstrable progress on this site over a sustained period, there are concerns about achieving delivery of 100 units in the 5 year period. A programme is needed for bringing the site forward to ensure it can be argued that it forms part of 5 year supply – as per action in HIS	 5 yr - low						

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<p>3 Daventry North East Sustainable Urban Extension – 4000 units 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 40 Pred 2021/22 140 Pred</p> <p><i>Barratts/Davidsons</i></p>	<p>The programme in the HLA report anticipates an outline application being submitted in June 2017, which did not materialise. 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.</p> <p><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. 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						




2017 HLA Report	End of first quarter	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter/year	Compared to base – 1 st April 2017
<p>4 Moulton, south of Boughton Road DA/2016/ 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 45 Pred. 2020/21 45 Pred. 2021/22 35 Pred</p>	<p>Outline application progressing well, a few technical matters still being resolved, but principle is in accordance with allocation in NDP.</p> <p>Given that no completions are expected until 2019/20, this is not a cause for concern yet, but good progress will be needed by the promoters to ensure this is achieved.</p>							
<p>5 West Haddon Neighbourhood Plan sites 2017/18 0 Pred. 2018/19 3 Pred. 2019/20 4 Pred.</p>	<p>Sites have not yet come forward to planning application stage, however given the low numbers involved this is not a cause for concern.</p>							

Part Two - Daventry District Part of Northampton Related Development Area



1st Quarter Monitoring Report – July 2017.



The following sites are allocations in the West Northamptonshire Joint Core Strategy for the Northampton Related Development Area.

Table 2 – assessment of progress on sites in the fourth quarter.

-  Situation largely as expected as at 1st April 2017, or better 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.

RM= Reserved Matters, F = Full

	End of first quarter 2017/18	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter /year	Compared to base – 1 st April 2017
<p>Boughton Welford Road</p> <p>2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 20 Pred 2020/21 21 Pred</p>	<p>Application for Reserved Matters just submitted. No completions expected on this site until 2019/20, so should be achievable.</p>							
<p>Northampton North Southern Part</p> <p>2016/17 0 Actual 2017/18 30 Pred. 2018/19 100 Pred. 2019/20 170 Pred. 2020/21 225 Pred. <i>DA/2017/0010 (RM) Barratts/David Wilson</i></p>	<p>No completions yet, but lots of activity on site.</p>							

	End of first quarter 2017/18	Compared to base - 1 st April 2017	End of second quarter	Compared to base - 1st April 2017	End of third quarter	Compared to base – 1 st April 2017	End of 4 th quarter /year	Compared to base – 1 st April 2017
Northampton North Of Whitehills (Buckton Fields) 2015/16 9 Actual 2016/17 108 Actual 2017/18 100 Pred. 2018/19 100 Pred. 2019/20 87 Pred. Bloors Martin Grant Homes	39 units completed, more than in the same period last year (23). End of year prediction should easily be met.							
Northampton Kings Heath (Harlestone Manor) - 197 2015/16 84 Actual 2016/17 100 Actual 2017/18 13 Pred. David Wilson Persimmon	10 completions – only 3 remaining, all of which are under construction.							
Northampton West 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 50 Pred Bloors	Strategic Development Framework in place. Discussions underway with developer. Completions not expected until 2020/21.	