

Housing Implementation Strategy

2nd Quarter Monitoring Report – October 2016.

At the meeting of Strategy Group in July 2016 authority was granted to consult on the draft Housing implementation Strategy (HIS). That consultation has now closed, and the response was reported to October Strategy Group. This will be presented to the December meeting of Council for adoption

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 second 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.

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?

29 sites were monitored at the end of the first quarter. Of these 22 were progressing more or less as expected and gave no cause for concern. Commentary is made against each site in table 1 below.

Three sites in Daventry town were progressing less well than expected – this is one less than the last quarter;

- Micklewell Park, less progress towards a Reserved Matters application has been made than expected.
- Middlemore sites 7 and 8, less progress towards an application has been made than expected, and
- Daventry North East less progress towards an application has been made than expected.

With respect to Monksmoor Phase 2, delivery has picked up in the last quarter, and therefore this is no longer an area of concern.

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 even further with the recent approval of Reserved Matters (RM) for phase 3 which will add an additional outlet.

Four rural sites are progressing slower than expected, two more than last quarter - as follows;

Moulton, Marsh Spinney, Sandy Hill Lane – less progress towards a Reserved Matters application has been made than expected.

Moulton, Sandy Hill Lane North – Taylor Wimpey had detailed permission for this site, but it is understood that they will not now be implementing this permission.

Kilsby, Daventry Road - Planning Committee refused a reserved matters application in September, therefore start on site is delayed.

Woodford Halse Grants Hill – less progress towards a Reserved Matters application has been made than expected.

This is not a particular concern for the 5 year land supply position because all of the sites are still expected to be built out in the five year period.

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

With only two 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 in 1st quarter and 146 in 2nd quarter built compared to 152 and 79 respectively 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 readily be achieved.

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 it likely that the end of year target for affordable housing will be met?

59 affordable housing completions were recorded in the first 2 quarters. It looks likely that the end of year target of 100 units will be achieved.

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 next 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 the Council could demonstrate that it had exceeded the 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 a 5.95 year supply and had exceeded rural requirement (para 9).

19 Holdenby Road, Spratton DA/2015/1124 - 12th August 2016

Dismissed – Inspector noted at paragraph 10 that 'I understand that the Council have a 5 year supply of deliverable housing sites' and commented at paragraph 5 'Policy R1 is however specific in the amount of housing required in rural areas. Given this more specific figure, the requirements of (i) to (v) of Policy R1 apply'.

Deer Park, West Haddon Road, Crick DA/2015/0228 and DA/2015/0265 – 1st September 2016

Both Appeals dismissed – the Inspector didn't make any reference to 5 year land supply issues, but did note, at para 19 '*... evidence in the most recent appeal decision, Yelvertoft, is that the Council is now able to show that the rural*

housing land provision has now been exceeded by 140 dwellings. Given this I consider that substantial weight may now be placed on CS Policies S1 and R1’.




Old Road, Walgrave, DA/2015/1048 – 21st September 2016

The Inspector didn't make any reference to 5 year land supply issues, but did note , at paragraph 9, that the Council submitted that the JCS housing requirements have been met and exceeded triggering the need to consider the additional criteria in JCS policy R1, and that that position had been supported by recent appeals in the area.

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 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







	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
1 Brixworth, East of Northampton Road DA/2013/0334 - 150 2014/15 53 Actual 2015/16 54 Actual 2016/17 43 Pred. 2017/18 0 Pred. <i>Barratts</i>	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.		11 units completed, more than last year (6). Site almost complete, only 6 units left. Road link has been put in place to phase 2 (see below). On target.	
2 Brixworth, East of Northampton Road DA/2015/0800 - 90 2014/15 0 Actual 2015/16 0 Actual 2016/17 10 Pred. 2017/18 50 Pred. 2018/19 30 Pred. <i>Barratts</i>	Has RM, and it is understood developer is ready to move onto this leading up to completion of site 1.		Preparing site for development. On track for expected completions this year.	







	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
3 Crick, Main Road DA/2014/0111 -135 2014/15 3 Actual 2015/16 34 Actual 2016/17 34 Pred. 2017/18 34 Pred. 2018/19 30 Pred. <i>Barratts</i>	12 units completed on a par with same quarter last year (13). Seems steady rate, but assumed only 34 completions for whole year based on outturn last year. May increase following completion of Fallowfields site, if seen as comparable product.		2 units completed compared to 15 in same quarter last year. Currently not on target to deliver this year's predictions. However, several other plots under construction so not an immediate cause for concern, but one to watch for next quarter.	
4 Crick, Fallowfields DA/2013/0059 - 61 2014/15 28 Actual 2015/16 22 Actual 2016/17 11 Pred. <i>Barratts</i>	Site will be complete in next quarter.		Site is now completed	
5 Daventry, Monksmoor Phase 1 - 200 2013/14 6 Actual 2014/15 65 Actual 2015/16 86 Actual 2016/17 43 Pred. 2017/18 0 Pred. <i>Crest</i>	22 units completed, less than last year (30), but no cause for concern as only 21 units remaining.		16 units completed, less than last year (22) but no cause for concern as only 5 units remaining.	
Monksmoor Phase 2 - 175 2014/15 0 Actual 2015/16 12 Actual 2016/17 91 Pred. 2017/18 72 Pred. <i>Crest</i>	21 units completed which is of some concern given that this phase is now established and this quarter usually sees highest delivery of all quarters. There is however lots of activity on site. One to watch for next quarter.	 5 yr - Low	38 units completed. Despite concerns in previous quarter, this now seems to be back on track for meeting end of year prediction.	






	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
<p>Monksmoor Phase 3 212 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 73 Pred. 2018/19 80 Pred 2019/20 59 Pred. <i>Crest</i></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> <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>RM application approved in July. Issues regarding viability resolved in September. No completions expected this year, predictions for next year will be challenging, but are achievable if a start on this phase is started soon.</p>	
<p>6 Daventry, Northampton College, Daventry Campus DA/2016/0467 - 129 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 30 Pred. 2018/19 40 Pred 2019/20 40 Pred. 2020/21 15 Pred. <i>Avant Homes</i></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>RM now approved (DA/2016/0467) therefore potential concerns in last quarter's report have been allayed.</p> <p>It will be necessary to have a start on site in 3rd quarter if the expected completions this year are to be achieved.</p>	







	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
<p>7 Daventry, Micklewell Park DA/2014/0869 - 450 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 30 Pred. 2018/19 130 Pred 2019/20 130 Pred 2020/21 130 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>	<p> 5 yr - Med</p>	<p>The Council is still awaiting pre-app discussions. The promoters programme identifies first completions being 30 months after a start on preparing the RM application, therefore very unlikely there will be any completions in 17/18.</p> <p>Impact on 5 year supply still judged medium.</p>	<p> 5 yr - Med</p>
<p>8 Flore, North of High Street DA/2013/0703 - 67 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 20 Pred. 2018/19 20 Pred. 2019/20 20 Pred 2020/21 2 Pred <i>Bovis</i></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></p>	<p>RM approved on 18th August (DA/2016/0456) therefore potential concerns in last quarter's report have been allayed.</p> <p>Started to clear site in September, ready for development. On target.</p>	<p></p>







	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
<p>9 Flore, Brockhall Road DA/2014/0454 - 30 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 10 Pred. 2018/19 10 Pred 2019/20 5 Pred. <i>Orbit</i></p>	No delivery yet on this site. Has full permission. 5 units expected this year.		1 house completed this quarter, and many others well advanced. On target.	
<p>10 Kilsby, Daventry Road DA/2014/0221 -40 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 20 Pred. 2018/19 15 Pred <i>Avant Homes</i></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>Planning Committee refused a RM application (DA/2016/0473) in September. Application re-submitted in early October. This will have a negative impact on the expected delivery on this site.</p> <p><u>Impact on 5 year supply judged low because of the small scale of the scheme so there is still no reason why it cannot be built in its entirety within the 5 year period.</u></p>	 5 yr - Low
<p>11 Long Buckby, East of Station Road DA/2015/0666 - 107 2014/15 0 Actual 2015/16 0 Actual 2016/17 10 Pred. 2017/18 40 Pred. 2018/19 40 Pred. 2019/20 17 Pred. <i>Jelson</i></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>RM now approved (DA/2015/0666) therefore potential concerns in last quarter's report have been allayed.</p> <p>It will be necessary to have a start on site in the 3rd quarter if the expected completions this year are to be achieved.</p>	





	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
12 Long Buckby, West of Station Road DA/2013/0529 -132 2014/15 13 Actual 2015/16 63 Actual 2016/17 56 Pred. <i>Bovis</i>	16 completions, slightly less than last year (21), but site is very active so no cause for concerns at this stage.		6 completions, less than last year (16). Completions are about 1/3 rd less than last year at this stage. However there is lots of activity on site so end of year prediction could be achieved. One to closely monitor next quarter.	
13 Moulton, Sandy Hill Lane DA/2012/0578 -145 2013/14 19 Actual 2014/15 42 Actual 2015/16 48 Actual 2016/17 36 Pred. <i>Taylor Wimpey</i>	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.		13 completed. Remaining dwellings are well advanced and will be complete in next quarter.	
14 Moulton, Sandy Hill Lane North - 27 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 27 Pred.	No completions expected this year. Site has detailed permission for Taylor Wimpey, but it is understood they are no longer pursuing this site. Informal discussions taken place with another developer. 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>	 5 yr - Low	As previous quarter's comment.	 5 yr - Low



	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
<p>15 Moulton, Marsh Spinney, Sandy Hill Lane DA/2013/0686 - 85 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 25 Pred. 2018/19 30 Pred. 2019/20 30 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>	<p> 5 yr - Low</p>	<p>Pre-application discussions now underway. Otherwise as per last quarter.</p>	<p> 5 yr - Low</p>
<p>16 Moulton, Northampton Lane North DA/2013/0431 - 145 2014/15 5 Actual 2015/16 38 Actual 2016/17 40 Pred. 2017/18 40 Pred. 2019/20 22 Pred. <i>Redrow</i></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></p>	<p>42 completions this quarter which confirms suggestion that last month's low figures were an aberration. Already exceeded predictions for the whole year.</p>	<p></p>
<p>17 Moulton, South of Boughton Road DA/2014/0604 -56 2014/15 0 Actual 2015/16 0 Actual 2016/17 40 Pred. 2017/18 16 Pred. <i>David Wilson</i></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></p>	<p>6 completions this quarter. With 15 completions so far this year, the year's target of 40 looks challenging, however, the level of activity on site suggests no real cause for concern.</p>	<p></p>

	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
18 Moulton, North of Boughton Road, Salisbury Landscapes - 70 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 20 Pred. 2018/19 20 Pred. 2019/20 20 Pred. 2020/21 10 Pred. <i>Avant Homes</i>	No completions expected this year. Pre-applications discussions underway with Avant Homes.		RM now approved (DA/2016/04354) therefore potential concerns in last period have been allayed. Started to clear site ready for development in September 2016	
19 Naseby, Cottesbrooke Road 14/0403/15/1071 -20 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 5 Pred. 2018/19 10 Pred. 2019/20 5 Pred. <i>Francis Jackson</i>	No completions expected this year. Full permission in place		No change	
20 Welford, Land off Newlands Road DA/2013/0696 - 38 2014/15 0 Actual 2015/16 0 Actual 2016/17 10 Pred. 2017/18 10 Pred. 2018/19 10 Pred. 2019/20 8 Pred. <i>Mear</i>	2 completions this quarter. On target for end of year expectations.		1 completion this quarter. Lots of activity on site therefore end of year prediction should still be achieved.	

	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
21 Welford, Land off Newlands Road DA/2014/0824 – 16 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 10 Pred 2020/21 6 Pred <i>Mear</i>	No completions expected this year.		No completions expected this year.	
22 West Haddon, Northampton Road DA/2014/0559 - 20 2016/17 5 Pred. 2017/18 10 Pred. 2018/19 5 Pred. <i>Francis Jackson</i>	On site. 5 completions expected this year so should be achievable.		Lots of activity on site, no completions at this stage, but predictions for end of year should be achievable	
23 West Haddon, between Guilsborough Road and A428 DA/2015/0774 -100 2014/15 0 Actual 2015/16 0 Actual 2016/17 20 Pred. 2017/18 40 Pred. 2018/19 40 Pred. <i>Davidsons</i>	Started on site. Should be able to achieve expected units this year.		Lots of activity on site, no completions at this stage, but predictions for end of year should be achievable	

	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
24 Woodford Halse, Byfield Road DA/2014/0110-200 2014/15 0 Actual 2015/16 12 Actual 2016/17 30 Pred. 2017/18 30 Pred. 2018/19 30 Pred. 2019/20 30 Pred. 2020/21 30 Pred. <i>Taylor Wimpey</i>	14 units completed. Should be able to achieve expected units this year		8 units completed, on course to achieve end of year prediction.	
25 Woodford Halse, Grants Hill DA/2013/0024 - 40 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Pred. 2017/18 10 Pred. 2018/19 20 Pred. 2019/20 10 Pred.	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.		Still not had any pre-applications discussions. Now likely that target for next year will not be achieved. <u>Impact on 5 year supply judged low because a site of this scale can still easily come forward within the five year period. It is within a tested market, therefore no issue about properties selling in this location.</u>	 5 yr - Low
B – Other Sites Expected to come forward				
1 Daventry Middlemore 7 and 8 100 units 2016/17 0 Pred. 2017/18 50 Pred. 2018/19 25 Pred. 2019/20 25 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	 5 yr - Low	Pre-applications discussions still underway. No timeline for submission of application therefore no certainty that there will be any completions next year. Otherwise as per last quarter.	 5 yr - Low

	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
	<p>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></p>			
<p>2 Daventry Central Area Sites 3 and 6 50 units 2016/17 0 Pred. 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 50 Pred.</p>	<p>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</p>		<p>As per last quarter.</p>	
<p>3 Daventry North East Sustainable Urban Extension – 4000 units 2016/17 0 Pred. 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 50 Pred. 2020/21 100 Pred <i>Barratts/Davidsons</i></p>	<p>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. High level meeting also held with landowner and developer. <u>Impact on 5 year supply judged medium.</u> <u>Scale of expected completions in the</u></p>	 5 yr - Med	<p>Pre-application discussions on-going. Masterplanning meeting held with community representatives in September. Application now expected in January 2017.</p> <p>This will result in less delivery in the 5 year period than previously expected, however as noted in previous quarter the level of expected delivery is fairly low, so impact is judged medium.</p>	 5 yr - Med




	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016
	<p><u>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>			
<p>4 Woodford, Byfield Road</p> <p>2016/17 5 Pred. 2017/18 5 Pred. 2018/19 5 Pred. 2019/20 5 Pred. 2020/21 5 Pred. Post 21 7 Pred <i>Taylor Wimpey</i></p>	<p>This forms part of wider scheme which all has detailed permission. Development is underway on this wider site in accordance with expectations.</p>		<p>As previous month</p>	

Part Two - Daventry District Part of Northampton Related Development Area

2nd Quarter Monitoring Report – October 2016.





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 third quarter.

-  Situation largely as expected as at 1st April 2016, 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

<p>Boughton Welford Road</p> <p>2016/17 0 Pred. 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 20 Pred 2020/21 21 Pred</p>			<p>No completions expected on this site until 2019/20, No pre-applications yet on this site, but not a cause for concern at this stage.</p>	
<p>Northampton North Southern Part</p> <p>2016/17 25 Pred. 2017/18 125 Pred. 2018/19 250 Pred. 2019/20 275 Pred. 2020/21 225 Pred. <i>Barratts</i></p>			<p>Detailed permission in place for first 200, but no signs of activity on site at this stage, therefore very unlikely that predictions for this year will be met.</p>	

<p>Northampton North Of Whitehills (Buckton Fields)</p> <p>2015/16 9 Actual 2016/17 80 Pred. 2017/18 100 Pred. 2018/19 100 Pred. 2019/20 87 Pred. Bloors Martin Grant Homes</p>	<p>23 completions</p>		<p>21 completions. Lots of activity on site, many more units underway, therefore end of year prediction should be met.</p>	
<p>Northampton Kings Heath (Harlestone Manor) - 197</p> <p>2015/16 84 Actual 2016/17 100 Pred. 2017/18 13 Pred. Bloors Barratts</p>	<p>29 completions</p>		<p>28 completions. Lots of activity on site, many more units underway, therefore end of year prediction should be met</p>	
<p>Northampton West</p> <p>2019/20 25 Pred. 2020/21 150 Pred Bloors</p>			<p>Strategic Development Framework published in it's final form. Early discussions held with developer.</p>	