

Housing Implementation Strategy

4th Quarter and end of Year Monitoring Report – April 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 fourth quarter monitoring was undertaken of all sites of 15 units or more.

Last year (15/16) was the first time that quarterly surveys were undertaken so there is only a 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 fourth quarter. Of these:

- 3 were completed.
- 11 sites progressed as expected or better and gave no cause for concern. Commentary is made against each site in table 1 below.
- 15 sites progressed less well than expected. Commentary is made against each site in table 1 below.

Whilst a large number of sites performed less well than expected, in the majority of cases the shortfall in the number of units was small (although in some cases when expressed as a percentage this looks significant).

In total 502 completions were recorded on sites of 15 units or more against an expected 504 units. Whilst individual sites have varied from expectations, the totality of completions is extremely close to predictions (within 0.4%). Completions on these sites have in themselves exceeded the annual District wide requirement, and further completions have been recorded on sites of less than 15 units. These are recorded in the annual Housing Land Availability report which was published in early April.

	Developer	Expected number of completions	Actual number of completions	Variance
<u>Sites completed in the last year</u>				
A.1	Brixworth, East of Northampton Road	43	43	0
A.4	Crick, north of Fallowfields	11	11	0
A.13	Moulton, Sandy Hill Lane	36	36	0
<u>Sites where expectations were met or exceeded</u>				
A.2	Brixworth, East of Northampton Road	10	12	+20%
A.9	Flore, Brockhall Road	5	21	+320%
A.16	Moulton, Northampton Lane North	40	76	+90%
A.17	Moulton, South of Boughton Road	40	47	+18%

A.18	Moulton, North of Boughton Rd, Salisbury	Avant	0	0	*
A.19	Naseby, Cottesbrooke Road	Francis Jackson	0	0	*
A.20	Welford, Land off Newlands Drive	Mears	10	17	+70%
A.21	Welford, Land off Newlands Drive	Mears	0	0	*
A.22	West Haddon, Northampton Road	Francis Jackson	5	7	+40%
A.24	Woodford Halse, Byfield Road	Taylor Wimpey	30	32	+7%
B.2	Daventry Central Area Site 3	None	0	0	*
Sites where less progress made than expected.					
A.3	Crick, Main Road	Barratts	34	24	-29%
A.5	Daventry, Monksmoor	Crest	134	128	-4%
A.6	Daventry, Northampton College,	Avant	5	1	-80%
A.7	Daventry, Micklewell Park	None	0	0	*
A.8	Flore, North of High Street	Bovis	5	0	-100%
A.10	Kilsby, Daventry Road	Avant	5	0	-100%
A.11	Long Buckby, East of Station Road	Jelson	10	0	-100%
A.12	Long Buckby, West of Station Road	Bovis	56	31	- 45%
A.14	Moulton, Sandy Hill Lane North	None	0	0	*
A.15	Moulton, Marsh Spinney, Sandy Hill Lane	*	0	0	*
A.23	West Haddon, Guilsborough Road/ A428	Davidsons	20	16	-20%
A.25	Woodford Halse, Grants Hill	*	0	0	*
B.1	Daventry Middlemore, 7 and 8	None	0	0	*
B.3	Daventry North East	Barratts/Davidsons	0	0	*
B.4	Woodford Halse, Grants Hill	*	0	0	*

*See further information in table 1 below

Was the end of year requirement achieved?

The requirement for the year was comfortably achieved with 563 completions against a requirement of 465.

This is the sixth year in succession that the requirement has been met; this further reinforces the fact that the current 5% buffer is the correct one.

The requirement for the next three years is significantly higher – 561, 590 and then 580.

Was the end of year requirement for affordable housing met?

186 affordable housing completions were recorded. Therefore the end of year target of 100 units was significantly exceeded.

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 five year land supply requirement for the next few years. Where there is concern, this is about the rate at which sites are coming forward, not that there is no activity, but this will need to be kept under review for the forthcoming quarters. Of most significance is the urban/rural split which is covered in the action plan of the HIS.

Any sites that come forward in neighbourhood development plans would of course be helpful in adding to the supply, and the Part 2 plan will also bring forward sites in Daventry town which will both assist in meeting any future deficit and seek to redress the urban/rural balance.

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 five 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 did not make any reference to five 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 did not make any reference to five 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.

2 The Terrace, St Andrews Road, East Haddon DA/2015/0120 - 21st December 2016

The Inspector agreed Council can demonstrate five year supply and that rural housing requirement had been met.

Land to the rear of Elms farm Church Street, Crick DA/2016/0199 – 22nd December 2016

The Inspector observed that DDC claims a 5.95 year land supply and this is not contested by the applicant and that the rural housing requirement has been met.

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

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base – 1 st April 2016	End of 4 th quarter/year	Compared to base – 1 st April 2016
A - Sites with Planning Permission as at 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.		5 units completed, only 1 remaining.		Last remaining unit completed.	
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.		Significant on site activity preparing the site for development. Footings in for several plots.		12 units completed. 2 more than expected.	

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st 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.		5 units completed compared to 15 in same quarter last year. Looks unlikely that the end of year prediction will be achieved. <u>Given the size of the site it is still expected that it will be completed within the five year period, therefore impact on five year supply is expected to be low.</u>	 5 yr - Low	5 units completed making 24 in total this year. Less than expected (34), but no cause for concern. <u>Given the size of the site it is still expected that it will be completed within the five year period, therefore impact on five year supply is expected to be low.</u>	 5 yr - Low
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		Site is now completed		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.		Slow progress on the remaining part of this site, but only two units left to complete		All units completed on this phase.	

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<p>Monksmoor Phase 2 - 175 2014/15 0 Actual 2015/16 12 Actual 2016/17 91 Pred. 2017/18 72 Pred. Crest</p>	<p>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.</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>38 units completed. Despite concerns in previous quarter, this now seems to be back on track for meeting end of year prediction.</p>		<p>15 units completed this quarter. Slow progress compared to previous two quarters. Reasonable levels of activity on site, not certain at this stage as to whether or not expectations for year will be met.</p>		<p>11 units completed making 85 in total this year. Marginally less than expected (91), but no cause for concern.</p>	 5 yr - Low
<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. 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>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>Started to prepare the site ready for construction. Appears on target for completions in 17/18 as predicted.</p>		<p>Lots of activity on site, but no completions at this stage, as expected.</p>	

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
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>	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.		RM now approved (DA/2016/0467) therefore potential concerns in last quarter's report have been allayed. It will be necessary to have a start on site in 3 rd quarter if the expected completions this year are to be achieved.		Significant on site activity preparing the site for development.		1 completion - less than expected (5) but lots of on site activity with several units under construction therefore low impact on 5 year supply.	 5 yr - Low
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.	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. <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</u>	 5 yr - Med	The Council is still awaiting pre-app discussions. The promoter's 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. Impact on 5 year supply still judged medium.	 5 yr - Med	The Council is still awaiting pre-app discussions. The promoter's 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. Impact on 5 year supply still judged medium.	 5 yr - Med	The Council is still awaiting pre-app discussions. The promoter's programme identifies first completions being 30 months after a start on preparing the RM application, therefore there will not be any completions in 17/18. Impact on 5 year supply still judged medium	 5 yr - Med

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
	<u>forward, only issue is the length of time for it to progress.</u>							
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>	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.		RM approved on 18 th August (DA/2016/0456) therefore potential concerns in last quarter's report have been allayed. Started to clear site in September, ready for development. On target.		Preparatory work on site is continuing, footings in for several houses. On target		Lots of activity on site, several units under construction but no completions this year – 5 were expected.	 5 yr - Low
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>	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.		13 houses completed including 3 affordable. Ahead of target for year.		7 completions this quarter making 21 in the year as a whole – 16 more than the expected amount	
10 Kilsby, Daventry Road DA/2014/0221 -40 2014/15 0 Actual 2015/16 0 Actual 2016/17 5 Pred. 2017/18 20 Pred.	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		Planning Committee refused a RM application (DA/2016/0473) in September. Application re-submitted in early	 5 yr - Low	Resubmitted Reserved Matters application approved (DA/2016/0946). Can now progress, but behind original programme.	 5 yr - Low	Lots of activity on site, but no completions this year – 5 were expected.	 5 yr - Low

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
2018/19 15 Pred <i>Avant Homes</i>	next quarter		October. This will have a negative impact on the expected delivery on this site. <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>					
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>	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.		RM now approved (DA/2015/0666) therefore potential concerns in last quarter's report have been allayed. It will be necessary to have a start on site in the 3 rd quarter if the expected completions this year are to be achieved.		Development has not started on site therefore predictions for this year will not be met. <u>Given the size of the site it is still expected that it will be completed within the five year period, therefore impact on five year supply is expected to be low.</u>	 5 yr - Low	Groundworks have now started on site. Otherwise as last quarter.	 5 yr - Low
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		4 completions, less than last year (10). Less than half way towards the end of year prediction. Given the size of the site it is still expected that it will be	 5 yr - Low	5 units completed making 31 in total this year. Significantly less than expected (56).	 5 yr - Low

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			could be achieved. One to closely monitor next quarter.		completed within the five year period, therefore impact on five year supply is expected to be low.			
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 completed, only one left to complete.		All of site completed	
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	 5 yr - Low	As previous quarter's comment.	 5 yr - Low	As previous quarter's comments	 5 yr - Low	As previous quarter's comment.	 5 yr - Low

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
	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>							
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. <i>Balfour Beatty</i>	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>	 5 yr - Low	Pre-application discussions now underway. Otherwise as per last quarter.	 5 yr - Low	Pre-application discussions still underway. It is now unlikely that 25 completions will be achieved in 2017/18.	 5 yr - Low	Reserved Matters application submitted for 85 dwellings by Balfour Beatty. (DA/2017/0071)	 5 yr - Low
16 Moulton, Northampton Lane North DA/2013/0431 - 145 2014/15 5 Actual 2015/16 38 Actual	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		42 completions this quarter which confirms suggestion that last month's low figures were an aberration. Already exceeded		3 completions.this quarter, but no cause for concern as expectations for year have already been exceeded and there		23 completions this quarter making 76 in the year as a whole – almost double the expected amount.	

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2016/17 40 Pred. 2017/18 40 Pred. 2019/20 22 Pred. <i>Redrow</i>	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.		predictions for the whole year.		are lots of units nearing completion.			
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>	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.	↔	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.	↔	20 completions, 13 of which were affordable. Lots of activity on site so every expectation that 40 units will be achieved this year.	↔	12 completions this quarter making 47 in the year as a whole – 7 more than the expected amount.	↔
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	↔	Significant on site activity preparing the site for development. Footings in for several plots.	↔	Work continuing with several units under construction.	↔
19 Naseby, Cottesbrooke Road 14/0403/15/1071 -20 2014/15 0 Actual	No completions expected this year. Full permission in place	↔	No change	↔	No change	↔	Work started on site	↔

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2015/16 0 Actual 2016/17 0 Pred. 2017/18 5 Pred. 2018/19 10 Pred. 2019/20 5 Pred. <i>Francis Jackson</i>								
20 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 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.	↔	4 completions this quarter. Lots of activity on site therefore end of year prediction should still be achieved	↔	10 completions this quarter, making 17 completions in the year as a whole – 7 more than the expected amount.	↔
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.	↔	No completions expected this year.	↔	Full application submitted by Mears New Homes DA/2017/0020. Well ahead of predictions as completions not expected until 2019/20.	↔
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	↔	2 completions this quarter. Lots of activity on site therefore end of year prediction should still be achieved	↔	5 completions this quarter, making 7 completions in the year as a whole – 2 more than the expected amount.	↔

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
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		6 completions this quarter. Lots of activity on site therefore end of year prediction should still be achieved		10 completions this quarter, making 16 completions in the year as a whole – 4 less than the expected amount.	 5 yr - Low
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.		0 completions this quarter. Lots of activity on site, several houses well advanced so it is expected that end of year target will be achieved.		10 completions this quarter, making 32 completions in the year as a whole – 2 more than the expected amount.	
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</u>	 5 yr - Low	As previous quarter.	 5 yr - Low	As previous quarter	 5 yr - Low

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016	End of third quarter	Compared to base – 1 st April 2016	End of 4 th quarter/year	Compared to base – 1 st April 2016
			the five year period. It is within a tested market, therefore no issue about properties selling in this location.					
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 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,</u>	 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	Pre-applications discussions still underway. Application for site 7 submitted at end of December 2016 Therefore unlikely that there will be any completions next year. The application is for considerably more than 100 dwellings and therefore if approved should have a positive effect on housing land supply	 5 yr - Low	Application not yet determined. Highly unlikely that there will be any completions next year, however it is still possible that the scheme, if approved, could be built within the 5 year period therefore impact on supply currently judged low and if approved would have a positive impact on supply..	 5 yr - Low

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
	<u>therefore no issue about properties selling in this location.</u>							
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.	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		As per last quarter.		As per first quarter		As per first quarter	
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>	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	 5 yr - Med	Pre-application discussions on-going. Masterplanning meeting held with community representatives in September. Application now expected in January 2017. 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.	 5 yr - Med	Pre-application discussions on-going. Masterplanning meeting held with community representatives in September and December and pre-application consultation undertaken. Application now expected in March 2017. 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	 5 yr - Med	Application now expected in June 2017.	 5 yr - Med

2016 HL Report	End of first quarter	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1 st April 2016	End of third quarter	Compared to base - 1 st April 2016	End of 4 th quarter/year	Compared to base - 1 st April 2016
	<p>developer. <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>				fairly low, so impact is judged medium			
<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>		As previous month		See comments for site 24 above.		See comments for site 24 above.	

Part Two - Daventry District Part of Northampton Related Development Area

4th Quarter and End of Year Monitoring Report – April 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 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.

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	End of third quarter	Compared to base – 1 st April 2016	End of 4 th quarter /year	Compared to base – 1 st April 2016
<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>			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.		As previous quarter		As previous quarter	
<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. DA/2017/0010 (RM) Barratts/David Wilson</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.		Still awaiting applications to discharge conditons therefore start on site early in the new year is highly unlikely. Predictions for this year will not be met.		Target for this year not met. Site preparation works now underway on northern section of phase 1 (104 units). RM application (96 units) submitted for phase 1b. Highly unlikely that 17/18 target will be	

	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016	End of third quarter	Compared to base – 1 st April 2016	End of 4 th quarter /year	Compared to base – 1 st April 2016
							achievable. Also target for 18/19 looks unachievable given that no progress has been made yet on RM for any further phases. However work is progressing on the Moulton bypass which will facilitate further phases of development. Consideration will now be needed as to what can be done to accelerate delivery on this site as part of the NRDA action plan.	
Northampton North Of Whitehills (Buckton Fields) 2015/16 9 Actual 2016/17 80 Pred. 2017/18 100 Pred. 2018/19 100 Pred. 2019/20 87 Pred. Bloors Martin Grant Homes	23 completions		21 completions. Lots of activity on site, many more units underway, therefore end of year prediction should be met.		17 completions. Lots of activity on site, many more units underway. 61 completions so far this year – end of year expectation of 80 should be achievable.		47 completions this quarter, making 108 completions in the year as a whole – 8 more than the expected amount.	
Northampton	29 completions		28 completions.		22 completions. Lots		21 completions	

	End of first quarter 2016/17	Compared to base - 1 st April 2016	End of second quarter	Compared to base - 1st April 2016	End of third quarter	Compared to base – 1 st April 2016	End of 4 th quarter /year	Compared to base – 1 st April 2016
Kings Heath (Harlestone Manor) - 197 2015/16 84 Actual 2016/17 100 Pred. 2017/18 13 Pred. Bloors Barratts			Lots of activity on site, many more units underway, therefore end of year prediction should be met		of activity on site, many more units underway. 79 completions so far this year – end of year expectation of 100 should be achievable.		in quarter. Total completions in year precisely as expected.	
Northampton West 2016/17 0 Pred 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 25 Pred. 2020/21 150 Pred Bloors			Strategic Development Framework published in it's final form. Early discussions held with developer.		As previous quarter		As previous quarter	