

Housing Implementation Strategy

3rd Quarter Monitoring Report – January 2018.



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 the Council's Senior Management Team. This report fulfils that obligation.

At the end of the third 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 third quarter. Of these:

Davertry town:

- 2 sites progressed as expected or better and gave no cause for concern. One more than last quarter
- 4 sites progressed less well than expected. One less than last quarter

Rural Areas:

- 20 sites progressed as expected or better and gave no cause for concern.
- 1 site (Moulton, Sandy Hill Lane North) will no longer be implemented because it has expired and an alternative permission for 1 dwelling is being implemented
- 1 site (Long Buckby - East of Station Road) has still not produced any completions, albeit there is lots of activity on site, and some houses are now being constructed.

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

The number of completions, 139, in the third quarter was higher than the same quarter in the last two years (94 in 2016 and 69 in 2015).

The position for the year now seems healthy with two good quarters after a slow first quarter. 454 dwellings have been constructed (on sites of 15 dwellings or more) against the year's overall requirement of 561, so this should easily be achieved.

- Monksmoor, at Daventry town, is now expected to deliver the expected level of completions after a very slow first quarter. Site preparation works have started on site 4A

- Completions have now started at Naseby - Cottesbrooke Road
- Long Buckby east of Station Road, continues to progress more slowly than expected, but dwellings are now being constructed so some completions are expected in the final quarter.

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. There is only one site of concern in the rural areas (Long Buckby, east of Station Road), and this is progressing, but more slowly than anticipated. As noted last quarter, 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 in early 2018. 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 outline planning permission.

Middlemore Site 7 now has the benefit of a resolution to grant planning permission from Planning Committee for significantly more units than was previously expected on this site. Central area Site 3 is now expected to slip even further as the consultants working on this site are no longer engaged on this work.

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, recently published for consultation, 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.		13 units completed – on target		10 units completed, 5 of which were affordable, 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.		Only one unit completed this quarter, however still on target for end of year completions. Lots of activity on site,		7 units completed. This year's expected completions have already been achieved.			

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
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.. <i>Crest</i>	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. <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>	 5 yr - Low	18 units completed, many more substantially complete. 5 affordable Currently behind expectations for this year in terms of completions, but given level of activity on site the end of year expectations could still be achieved.	 5 yr - low	19 units completed, many more substantially complete. The rate of completions on this site has now caught up after a slow first quarter.			
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. <i>Crest</i>	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.		32 units completed. End of year expected completions already achieved.		8 units completed. End of year expected completions already exceeded			
Daventry Monksmoor Ph 4a 57			Reserved Matters approved on 19 th July		Site preparation works underway			

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
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.		17 units completed (5 affordable) - lots of activity on site, so should achieve end of year expected completions.		9 units completed, 2 of which are affordable			
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 this site will not come</u>	 5 yr - Med	As previous quarter	 5 yr - med	As previous quarter	 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>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.		5 units completed. On target for end of year expected completions		6 units completed, 4 of which are affordable			
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.		5 units completed. Last unit substantially complete.		Entire site is now complete			
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.		7 units completed. This is the first quarter when completions have been recorded on this site. Lots of activity on site, therefore should achieve end of year expected completions..		7 units completed.			




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>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></p>	<p>Lots of on site activity, but no completions yet. Will be tight to achieve end of year target, one to watch for next quarter.</p>		<p>Still lots of activity on site with site preparation work, but no completions yet. Unlikely that end of year completions will be achieved.</p>	<p> 5 yr - low</p>	<p>Still lots of activity on site with site preparation work, but no completions yet but some houses are now under construction. End of year completions will not be achieved.</p> <p><u>Impact on 5 year supply judged low because it is expected that site will still be developed entirely within the 5 year period (developer on site, infrastructure well advanced etc.).</u></p>	<p> 5 yr - low</p>		
<p>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></p>	<p>11 units completed. On target to complete entire site this year.</p>		<p>8 units completed. On target to complete entire site this year.</p>		<p>4 units completed.</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
<p>11 Moulton, Sandy Hill Lane North - 27</p> <p>2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 27 Pred.</p>	<p>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.</p> <p><u>Impact on 5 year supply judged low due to numbers involved. No need for any remedial action as owners have clear intentions not to implement larger scheme and will build one dwelling only.</u></p>	 5 yr - low	As previous quarter	 5 yr - low	As previous quarter	 5 yr - low		
<p>12 Moulton, Marsh Spinney, Sandy Hill Lane</p> <p>2013/0686(O) -85 2017/0071(RM) - 85 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>		Reserved matters application was approved on 21 st July 2017.		Site preperation works have commenced. On target to deliver completions next financial year as expected.			







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
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>	8 units completed, same number as this quarter last year. On target to complete entire site this year.		9 units completed - all affordable. Only 9 units left to complete, so will be achieved this year.		9 units completed, 5 of which were affordable. Entire site is now complete			
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.		Complete		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.		2 units completed, significantly less than last quarter but lots of on-site activity, and still on target for this years expectations.		15 units completed, 6 of which were 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
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.		As previous quarter		Site preparation works have commenced. On target to deliver completions next financial year as expected.			
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.		Lots of activity on site, but no completions yet.		2 units completed. This is the first quarter when completions have been recorded on this site. Lots of activity on site.			
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		3 units completed. Lots of activity on site, still on target for end of year expectations.		7 units completed. Entire site is now complete.			

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
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.		Started on site, given low number of completions expected this year, should be achievable		Work continuing on site, but no completions as yet.			
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.		7 units completed. End of year expectation almost met already.		No units completed this quarter, but lots of activity on site.			
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.		15 units completed, 3 affordable		20 units completed, 12 of which were affordable			
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.	11 units completed, slightly less than the same quarter last year (14) but should be able to achieve expected number of units this year.		24 units completed. End of year expected completions already achieved.		15 units completed, 12 of which were affordable. End of year expected completions already exceeded.			

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
2018/19 36 Pred. 2019/20 38 Pred. 2020/21 40 Pred. 2021/22 40 Pred. <i>Taylor Wimpey</i>								
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.		As previous quarter		As previous quarter			

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>Daventry North East Sustainable Urban Extension – 4000 units</p> <p>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	<p>As previous quarter, Application is now expected in December 2017</p>	 5 yr - med	<p>Application is now expected in February 2018</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 - 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
<p>4 Moulton, south of Boughton Road DA/2016/1200 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>Outline planning permission for up to 125 dwellings was approved on 23rd August 2017.</p>		As previous quarter			
<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>		As previous quarter		As previous quarter			

Part Two - Daventry District Part of Northampton Related Development Area







3rd Quarter Monitoring Report – January 2018.

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>		As previous quarter		As previous quarter			
<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>		4 dwellings completed, lots of activity on site.		10 dwellings completed. Reserved Matters granted for 96 dwellings (26/10/17) on Phase 1B			

	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.		61 units completed, End of year prediction has already been met, and lots of further dwellings well advanced.		23 units completed, 7 of which were affordable. Well ahead of predictions for this site.			
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.		Site is now complete		Site is complete			
Northampton West DA/2016/0840 - 52 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.		Outline planning application submitted.		Planning permission granted for 52 dwellings (30/10/17).			