

Housing Implementation Strategy

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

Quarterly surveys were started in 2015/16.

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. This included a site at Weedon, Roseacres, which was added to the list part way through the year. Of these:

in Daventry town:

- 2 sites progressed as expected or better and gave no cause for concern:
- 4 sites progressed less well than expected;

and in the Rural Areas:

- 5 sites were completed
- 15 sites progressed as expected or better and gave no cause for concern*.
- 3 sites progressed less well than expected

**3 of these sites are identified in the Table 1 below as performing less well than expected, however, the 'underperformance' is of very little consequence in terms of the number of dwellings, and therefore for the purposes of the HIS they cause no cause for concern.*

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

In total 545 completions were recorded on sites of 15 units or more against an expected 492 units. Whilst individual sites have varied from expectations, the totality of completions is well in excess of predictions. Completions on these sites have in themselves almost met this year's District wide requirement (561), and further completions have been recorded on sites of less than 15 units. Details of these are recorded in the annual Housing Land Availability report which was published in early April.

Table 1: performance during the year 2017/18

	Developer	Expected number of completions	Actual number of completions	Variance (%age of expected)
<u>Sites completed in the last year</u>				
A.7 Flore, Brockhall Road	Orbit	9	9	0
A.10 Long Buckby, West of Station Road	Bovis	25	25	0
A.13 Moulton, Northampton Lane North	Redrow	26	26	0
A.14 Moulton, South of Boughton Road	David Wilson	9	9	0
A.18 Welford, Land off Newlands Drive	Mears Homes	20	26	+30%
<u>Sites where expectations were met or exceeded</u>				
A.2 Crick, Main Road	Barratts	30	34	+13%
A.3 Daventry, Monksmoor	Crest	104	122	+17%
A.4 Daventry, Northampton College	Avant	34	34	0%
A.6 Flore, North of High Street	Bovis	20	20	0%
A.12 Moulton, Marsh Spinney, Sandy Hill Lane	Balfour Beatty	0	0	0%
A.15 Moulton, North of Boughton Rd, Salisbury	Avant	20	34	+70%
A.16 Moulton, Cottingham Drive	Barwood	0	0	0%
Weedon, Roaseacres**	Barry Howard Homes	0	2	
A.20 West Haddon, Northampton Road	Francis Jackson	12	12	0%
A.21 West Haddon, Guilsborough Road/ A428	Davidsons	40	58	+45%
A.22 Woodford Halse, Byfield Road	Taylor Wimpey	34	56	+65%
A.23 Woodford Halse, Grants Hill	None	0	0	0%
B.4 Moulton, south of Boughton Road	None	0	0	0%
B.5 West Haddon, Neighbourhood Plan	None	0	0	0%
<u>Sites where less progress was made than expected.</u>				
A.1 Brixworth	Barratt	50	47	-6%
A.5 Daventry, Micklewell Park	None	0	0	0%*
A.8 Kilsby, Daventry Road	Avant	20	18	-10%
A.9 Long Buckby, East of Station Road	Jelson	25	5	-80%
A.11 Moulton, Sandy Hill Lane North	None	0	0	0%*
A.17 Naseby, Cottesbrooke Road	Francis Jackson	10	8	-20%
A.19 Welford, Land off Newlands Drive	Mears	4	0	-100%
B.1 Daventry, Middlemore, 7 and 8	None	0	0	0%*
B.2 Daventry, Central Area Site 3	None	0	0	0%*
B.3 Daventry, North East	Barratts/Davidsons	0	0	0%*

*See further information in table 1 below

**This is a new site, added to the list part way through the monitoring year.

Was the end of year requirement achieved?

The requirement for the year was comfortably achieved with 648 completions against a requirement of 561.

This is the seventh 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 two years remains fairly constant and then reduces for the third year – 590, 580 and then 470.

Was the end of year requirement for affordable housing met?

98 affordable housing completions were recorded, less than the end of year target of 120 units. However, in the plan period to date, more affordable homes have been built than expected, and that exceedance is expected to continue for the foreseeable future. More detail is provided in the 2018 Housing Land Availability Report, published separately.

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 in previous quarters, 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 2018, however this continues to slip, and has now been identified as an area of real concern. 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 – reserved matters applications have now been received for part of the site.

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 (permission was issued on the 3rd April 2018). 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

DA/2017/0195 Land At Manor Farm, Off Bridle Lane Cold Ashby 22/1/18

Para 11: 'The Council submit that the JCS housing requirements have been met and exceeded triggering the need to consider the additional criteria in JCS Policy R1 (i-v). Whilst I note the appellant's comments that housing figures for rural areas are not expressed as ceiling figures, there is no substantive evidence before me to contradict the Council's statement that it has the required five year supply of deliverable housing sites and that it has met and exceeded the JCS rural housing requirement'.

Assessment of progress made on individual sites

Table 2 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 2 – 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		10 units completed this quarter, making 47 in total, just 3 less than expected. 5 affordable units were built in the year	
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.		4 units completed. making 34 this year, 4 more than expected. 9 affordable units were built in the year	

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>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></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>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.</p>	 5 yr - low	<p>19 units completed, many more substantially complete. The rate of completions on this site has now caught up after a slow first quarter.</p>		<p>22 units completed, making 65 this year, 5 more than expected.</p> <p>5 affordable houses were built this year.</p>	
<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. <i>Crest</i></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>		<p>32 units completed. End of year expected completions already achieved.</p>		<p>8 units completed. End of year expected completions already exceeded</p>		<p>5 units completed, making 57 this year, 13 more than expected.</p>	
<p>Daventry Monksmoor Ph 4a 57</p>			<p>Reserved Matters approved on 19th July</p>		<p>Site preparation works underway</p>		<p>Site preparation works continue to progress. No completions were expected this year.</p>	

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 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></p>	<p>5 units completed, lots of activity on site, so should achieve end of year target.</p>		<p>17 units completed (5 affordable) - lots of activity on site, so should achieve end of year expected completions.</p>		<p>9 units completed, 2 of which are affordable</p>		<p>3 units completed making 34 this year, as expected. Whilst number of completions in this quarter was very low, there is significant site preparation activity underway on the site.</p> <p>7 affordable houses were built this year</p>	
<p>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.</p>	<p>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.</p> <p><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></p>	 5 yr - Med	<p>As previous quarter</p>	 5 yr - med	<p>As previous quarter</p>	 5 yr - med	<p>The HLA assumed that a Reserved Matters application would be submitted in April 2017, however that was not submitted until early 2018. Discussions are ongoing between the applicant and the Council seeking to ensure that progress can be made on this site. No completions were expected this year, however some were expected next year, this is not now achievable.</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
	<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.		5 units completed. On target for end of year expected completions		6 units completed, 4 of which are affordable		5 units completed, making 20 this year, as expected. 2 units this quarter were affordable, making 6 in total this year.	
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		Site completed, as per expectations	
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.		4 units completed, making 18 this year, slightly below the expected 20. No affordable hosues completed yet, but several are under construction.	

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>	 5 yr - low	<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>	 5 yr - low	<p>5 units were completed this quarter. This is the first quarter that completions have been recorded. There were 20 less completions than expected this year, with site preparation works taking longer than expected.</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>	 5 yr - low

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
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.		8 units completed. On target to complete entire site this year.		4 units completed.		Site is now complete, as expected.	
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 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>	 5 yr - low	As previous quarter	 5 yr - low	As previous quarter	 5 yr - low	As previous quarter	 5 yr - low

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
12 Moulton, Marsh Spinney, Sandy Hill Lane 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>	A Reserved Matters application has been submitted by Balfour Beatty. No completions expected this year.		Reserved matters application was approved on 21 st July 2017.		Site preparation works have commenced. On target to deliver completions next financial year as expected.		Site preparation works continue. On target to deliver completions next financial year as expected.	
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		Site is complete as per expectations. 26 in total, 14 affordable houses.	
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		Site is complete, as per expectations 9 market units.	

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
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		8 units completed, making 34 this year, 14 more than expected. 6 units this quarter were affordable, making 12 in total 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.		As previous quarter		Site preparation works have commenced. On target to deliver completions next financial year as expected.		Site preparation works continue. 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.		6 units completed, making 8 this year, 2 less than expected. 4 units this quarter 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
Weedon Roseacres DA/2016/1172 - 16							This site has not previously appeared on this monitoring record because it was expected to be for less than 15 dwellings. However it received RM for 16 dwellings, and 2 dwellings were completed this quarter.	
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.		Site completed in third quarter, which was well ahead of expectations - it was expected that 6 of the units would not be built until next year. 4 affordable units were built this year	
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.		No completions this year, whereas 4 had been expected.	 5 yr - low

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
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.		1 unit completed, making 12 this year, exactly as expected. 1 affordable house was built this year	
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		8 units completed, making 58 this year, 18 more than expected. 15 affordable units were built this year	
22 Woodford Halse, Byfield Road DA/2014/0110 DA/2015/0743 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.		24 units completed, 9 of which were affordable . End of year expected completions already achieved.		15 units completed, 3 of which were affordable. End of year expected completions already exceeded.		6 units completed making 56 in total this year, 22 more than expected. 12 affordable units were built this year	

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
23 Woodford Halse, Grants Hill DA/2013/0024 - 40 2014/15 0 Actual 2015/16 0 Actual 2016/17 0 Actual 2017/18 0 Actual 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		As previous quarter	
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	An application for a mixed tenure Continuing Care Retirement Community (CCRC) for over 55's on site 7 was approved by planning committee on 13 th September 2017. If this scheme is implemented it will have a positive impact on five year supply as it will deliver more units than previously envisaged. It is, however, behind the programme anticipated in the 2017 HLA Report.	 5 yr – low	As previous quarter	 5 yr - med	Whilst this site has the potential to have a positive impact on supply as it could deliver more homes than has hitherto been assumed for this site, the delays in finalising the s106 means that delivery on this site is still some way off, and is now expected to extend beyond the five year period.	 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
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	As previous quarter	 5 yr - low	The Council's consultants progressing this scheme are no longer engaged, therefore delivery on this scheme has been set-back. Not clear at this stage what the programme for taking this forward is.	 5 yr - med	The ending of the arrangement with PSP means that there is now no clear programme towards delivery on this site.	 5 yr - med
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 <i>Barratts/Davidsons</i>	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. <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</u>	 5 yr - Med	As previous quarter, Application is now expected in December 2017	 5 yr - med	Application is now expected in February 2018	 5 yr - med	Positive discussions continue to be had between the Council and the applicant, but an application had still not materialised in March.	 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>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.</p>							
<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>		<p>As previous quarter</p>		<p>It is understood that technical matters are being addressed in order that this site can be brought forward.</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
5 West Haddon Neighbourhood Plan sites 2017/18 0 Actual 2018/19 3 Pred. 2019/20 4 Pred.	Sites have not yet come forward to planning application stage, however given the low numbers involved this is not a cause for concern.		As previous quarter		As previous quarter		No progress on these two sites this year, but given their small scale expectations of delivery next year could still be achieved,	

Part Two - Daventry District Part of Northampton Related Development Area

4th Quarter Monitoring Report –April 2018.

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

Table 3 – 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
Boughton Welford Road DA/2017/0511 - 32 2016/17 0 Actual 2017/18 0 Pred. 2018/19 0 Pred. 2019/20 20 Pred 2020/21 21 Pred	Application for Reserved Matters just submitted. No completions expected on this site until 2019/20, so should be achievable.		As previous quarter		As previous quarter		As previous quarter	
Northampton North Southern Part 2016/17 0 Actual 2017/18 30 Pred. 2018/19 100 Pred. 2019/20 170 Pred. 2020/21 225 Pred. DA/2017/0010 (RM) Barratts/David Wilson	No completions yet, but lots of activity on site.		4 dwellings completed, lots of activity on site.		10 dwellings completed. Reserved Matters granted for 96 dwellings (26/10/17) on Phase 1B		7 dwellings completed this quarter, making 21 in the year, 9 less than expected.	

	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.	↔	53 completed this quarter (17 affordable) making 176 this year (24 affordable), 76 more than predicted.	↔
Northampton Kings Heath (Harlestone Manor) - 197 2015/16 84 Actual 2016/17 100 Actual 2017/18 13 Actual. David Wilson Persimmon	10 completions – only 3 remaining, all of which are under construction.	↔	Site is now complete	↔	Site is complete	↔	Site completed in second quarter	↔
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 David Wilson	Strategic Development Framework in place. Discussions underway with developer. Completions not expected until 2020/21.	↔		↔	Planning permission granted for 52 dwellings (30/10/17).	↔	Site preparation started in the 4 th quarter.	↔
Northampton West 2016/17 0 Actual 2017/18 0 Pred.		↔	Outline planning applications submitted.	↔	As previous quarter	↔	Outline applications have been	↔

	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
2018/19 0 Pred. 2019/20 0 Pred. 2020/21 0 Pred Bloors							submitted for the major part of the allocation and these are expected to be considered in spring/summer 2018.	