

# **Housing Implementation Strategy**

## **1<sup>st</sup> Quarter Monitoring Report – July 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 Senior Management Team. This report fulfils that obligation.

At the end of the first quarter monitoring was undertaken of all sites of 15 units or more – this enables an assessment (albeit qualified) to be made of the likely total number of housing completions (including affordable) that will be achieved by the end of the year.

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?**

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

Davertry town:

- 6 sites progressed as expected or better and gave no cause for concern.
- 2 sites progressed less well than expected.

Rural Areas:

- 18 sites progressed as expected or better and gave no cause for concern.

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

The number of completions in the first quarter was significantly higher than the previous three years (238 compared to 152, 147 and 149). This suggests that the end of year target will be comfortably met; however, this is only one quarter's monitoring, so it is too early to make firm assumptions.

The requirement has been met for the last 7 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 this year is the 'peak' of the trajectory, and then the annual requirement starts to reduce (580 next year, then 470 in 20/21).

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

As noted above most sites are delivering at least as well as expected, so in most cases there is no cause for concern, and indeed there are no concerns for the rural area.

The majority of sites in Daventry town are now progressing as expected, this is a healthier position than for some time. However two sites are considered to be behind what was envisaged

In the case of Daventry North East, an application was expected to be received in June, however this did not materialise. The Council is working with the developer to bring forward an application later this year.

In the case of Central Area site 3, the Council has identified its priority projects for the next two years, which does not include this site. Therefore this site will not deliver as expected in the 2018 HLA.

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




### **Recent Relevant Appeals**

None

### **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 2018 Housing Land Availability Report.

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





-  Situation largely as expected as at 1st April 2018, 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




2018 HLA Report	End of first quarter	Compared to base - 1 <sup>st</sup> April 2018	End of second quarter	Compared to base - 1 <sup>st</sup> April 2018	End of third quarter	Compared to base – 1 <sup>st</sup> April 2018	End of 4 <sup>th</sup> quarter/year	Compared to base – 1 <sup>st</sup> April 2018
<b>A - Sites with Planning Permission as at 1<sup>st</sup> April 2018</b>								
<b>1</b> <b>Brixworth, East of Northampton Road</b> DA/2015/0800 - 90 2015/16 0 Actual 2016/17 12 Actual. 2017/18 47 Actual 2018/19 31 Pred. <i>Barratts</i>	12 units completed. On target.							
<b>2</b> <b>Crick, Main Road</b> DA/2014/0111 -135 2014/15 3 Actual 2015/16 34 Actual 2016/17 24 Actual. 2017/18 34 Actual. 2018/19 30 Pred. 2019/20 10 Pred. <i>Barratts</i>	27 completions, 6 of which were affordable. Well ahead of target.							

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<p><b>3</b>  <b>Daventry, Monksmoor Ph 2 - 175</b>  2015/16 12 Actual  2016/17 85 Actual.  2017/18 65 Actual.  2018/19 13 Pred.  <i>Crest</i></p> <p><b>Daventry, Monksmoor Ph 3 212</b>  2017/18 57 Actual  2018/19 80 Pred  2019/20 75 Pred.  <i>Crest</i></p> <p><b>Daventry, Monksmoor Ph 4</b>  DA/2017/0368 - 57  2018/19 30 Pred  2019/20 27 Pred</p>	<p>13 units completed, 11 of which were affordable. This phase is now complete.</p> <p>31 units completed – on target</p> <p>On site, several houses are well advanced, but no completions yet.</p>	<p>↔</p> <p>↔</p> <p>↔</p>						
<p><b>4</b>  <b>Daventry, Northampton College, Daventry Campus</b>  DA/2016/0467 - 129  2016/17 1 Actual  2017/18 34 Actual.  2018/19 40 Pred  2019/20 40 Pred.  2020/21 14 Pred.  <i>Avant Homes</i></p>	<p>21 units completed, 10 of which were affordable. Ahead of target for the year.</p>	<p>↔</p>						
<p><b>5</b>  <b>Daventry, Micklewell Park</b>  DA/2014/0869 - 450</p>	<p>Reserved matters applications have been received for the site,</p>	<p>↔</p>						




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2017/18 0 Actual. 2018/19 0 Pred 2019/20 62 Pred 2020/21 150 Pred. 2021/22 127 Pred 2022/23 111 Pred.	but not yet determined.							
<b>6</b> <b>Flore, North of High Street</b> DA/2016/0456 - 67 2017/18 20 Actual 2018/19 20 Pred. 2019/20 20 Pred 2020/21 7 Pred <i>Bovis</i>	13 units completed, 4 of which were affordable. Well ahead of expectations for the year.							
<b>7</b> <b>Kilsby, Daventry Road</b> DA/2014/0221 -48 2017/18 18 Actual 2018/19 20 Pred. 2019/20 10 Pred. <i>Avant Homes</i>	28 units completed, 14 of which were affordable. Well ahead of expectations for the year.							
<b>8</b> <b>Long Buckby, East of Station Road</b> DA/2015/0666 - 107 2017/18 5 Actual 2018/19 30 Pred. 2019/20 30 Pred. 2020/21 30 Pred. 2021/22 12 Pred. <i>Jelson</i>	6 completed, lots of activity on site, so should achieve end of year expectation.							
<b>9</b> <b>Moulton, Marsh Spinney, Sandy Hill Lane</b>	Site preparation well underway. On target to achieve end of year							



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2013/0686(O) -85 2017/0071(RM) 2017/18 0 Actual. 2018/19 10 Pred. 2019/20 35 Pred. 2020/21 35 Pred. 2021/22 5 Pred <i>Balfour Beatty</i>	expectations.							
<b>10</b> <b>Moulton, South of Boughton Road</b> DA/2016/1200 - 145 2018/19 0 Pred. 2019/20 35 Pred. 2020/21 45 Pred. 2022/23 45 Pred.	No completions expected this year.							
<b>11</b> <b>Moulton, North of Boughton Road, Salisbury Landscapes</b> - 70 2017/18 34 Actual. 2018/19 30 Pred. 2019/20 4 Pred. <i>Avant Homes</i>	20 units completed, 10 of which were affordable. Well ahead of target for the year.							
<b>12</b> <b>Moulton, Cottingham Drive</b> - 41 2017/18 0 Actual. 2018/19 15 Pred. 2019/20 20 Pred. 2020/21 6 Pred. <i>Barwood</i>	Lots of construction work underway, but no completions yet. Should achieve end of year expectation.							


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<b>13</b> <b>Naseby,</b> <b>Cottesbrooke Road</b> 14/0403&15/1071-20 2017/18 8 Actual. 2018/19 12 Pred. <i>Francis Jackson</i>	9 completions, 2 of which were affordable. All Affordable is now complete.							
<b>14</b> <b>Weedon,</b> <b>Roseacres</b>  2017/18 2 Actual. 2018/19 14 Pred. <i>Barry Howard</i> <i>Homes</i>	10 units completed, 4 of which were affordable. On target for end of year expectations.							
<b>15</b> <b>Welford, Land off</b> <b>Newlands Road</b> DA/2014/0824 – 16 2017/18 0 Actual. 2018/19 12 Pred 2019/20 4 Pred.. <i>Mear</i>	4 units completed. On target							
<b>16</b> <b>West Haddon,</b> <b>Northampton Road</b> DA/2014/0559 - 20 2016/17 7 Actual 2017/18 12 Actual 2018/19 1 Pred. <i>Francis Jackson</i>	1 unit completed. This site is now complete.							
<b>17</b> <b>West Haddon,</b> <b>between</b> <b>Guilsborough Road</b> <b>and A428</b> DA/2015/0774 -100 2016/17 16 Actual 2017/18 58 Actual. 2018/19 26 Pred. <i>Davidsons</i>	22 units completed, 10 of which were affordable. On target.							

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<b>18</b> <b>Woodford Halse, Byfield Road</b> 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 53 Actual 2018/19 50 Pred. 2019/20 50 Pred. 2020/21 32 Pred. <i>Taylor Wimpey</i>	21 units completed, 6 of which were affordable, ahead of target.							
<b>19</b> <b>Woodford Halse, Grants Hill</b> DA/2013/0024 - 40 2017/18 0 Actual. 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 10 Pred. 2021/22 15 Pred. 2022/23 15 Pred.	Reserved matters application submitted in May 2018, not yet determined. (DA/2018/0370)							
<b>B – Other Sites Expected to come forward</b>								
<b>1</b> <b>Daventry Middlemore 8(East)</b> DA/2017/1180 - 45 2018/19 0 Pred. 2019/20 45 Pred. 2020/21 0 Pred. 2021/22 0 Pred	Application submitted for 57 units, not yet determined.							



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<b>2</b> <b>Daventry Middlemore 7</b> DA/2016/1180 - 307 2017/18 0 Pred. 2018/19 27 Pred. 2019/20 76 Pred. 2020/21 42 Pred. 2021/22 82 Pred	Application approved for 307 units in April 2018							
<b>3</b> <b>Daventry Central Area Site 3</b> <b>120 units</b> 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 0 Pred. 2021/22 50 Pred. 2022/23 50 Pred. 2023/24 20 Pred.	No completions expected until 21/22 however given lack of demonstrable progress on this site over a sustained period, and non-inclusion in Council's priorities, 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						
<b>4</b> <b>Daventry North East Sustainable Urban Extension – 4000 units</b> 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 0 Pred. 2021/22 60 Pred	The programme in the HLA report anticipates an outline application being submitted in June 2018, which did not materialise. Officers are engaged in regular meetings with the applicant that	 5 yr - Med						

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2022/23 140 Pred  <i>Barratts/Davidsons</i>	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 have an increasing impact in future years..</u> <u>However there are no signs that this site will not come forward, only issue is the length of time for it to progress.</u>							
<b>5</b> <b>Daventry, Welton Road</b> DA/2017/0237 - 40 2018/19 0 Pred. 2019/20 40 Pred.	Full application approved in early April. No completions expected this year.							
<b>6</b> <b>West Haddon Neighbourhood Plan sites</b>  2018/19 0 Pred. 2019/20 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.							




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<b>7 Settlements and Countryside Local Plan</b>  2018/19 0 Pred. 2019/20 0 Pred. 2019/20 0 Pred. 2020/21 0 Pred. 2021/22 50 Pred.	No completions expected this year. Sites are progressing through the Part 2 local plan.							

## **Part Two - Daventry District Part of Northampton Related Development Area**



### **1<sup>st</sup> Quarter Monitoring Report – July 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 first quarter.**

-  Situation largely as expected as at 1st April 2018, or better or any changes can be readily accounted for.
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-  Real cause for concern, need to consider if any remedial steps are necessary/appropriate.

RM= Reserved Matters, F = Full

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<p><b>Boughton Welford Road</b></p> <p>2018/19 0 Pred. 2019/20 20 Pred 2020/21 21 Pred</p>	<p>Application for Reserved Matters submitted. No completions expected on this site until 2019/20, so should be achievable.</p>							
<p><b>Northampton North Southern Part</b></p> <p>2017/18 21 Actual. 2018/19 100 Pred. 2019/20 179 Pred. 2020/21 225 Pred. 2021/22 200 Pred. <i>DA/2017/0010 (RM)</i> <i>Barratts/David Wilson</i></p>	<p>6 units completed. Well behind expectations, but reasonable level of activity on site, so it may be possible to achieve end of year expectations.</p>							

	End of first quarter 2018/19	Compared to base - 1 <sup>st</sup> April 2018	End of second quarter	Compared to base - 1st April 2018	End of third quarter	Compared to base – 1 <sup>st</sup> April 2018	End of 4 <sup>th</sup> quarter /year	Compared to base – 1 <sup>st</sup> April 2018
<p><b>Northampton North of Whitehills (Buckton Fields East)</b></p> <p>2015/16 9 Actual 2016/17 108 Actual 2017/18 176 Actual. 2018/19 83 Pred. Bloors Martin Grant Homes</p>	18 units completed, 13 of which were affordable.							
<p><b>Northampton West</b></p> <p><b>Whites Lane</b> DA/2016/0840 - 52 2018/19 30 Pred. 2019/20 22 Pred. David Wilson</p> <p><b>Remainder</b></p> <p>2018/19 0 Pred. 2019/20 0 Pred. 2020/21 50 Pred Bloors</p>	<p>Site preparation works have been undertaken over the winter/spring.</p> <p>Outline applications submitted for substantial parts of allocation. Expected to go to committee in late 2018</p>	