

# **Housing Implementation Strategy**

## **2<sup>nd</sup> Quarter Monitoring Report – October 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 second quarter monitoring was undertaken of all sites of 15 units or more – this enables an assessment (albeit qualified) to be made of the likely total number of housing completions (including affordable) that will be achieved by the end of the year.

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:

- 7 sites progressed as expected or better and gave no cause for concern.
- 2 sites progressed less well than expected, and have now been identified as 'a real cause for concern'.

Rural Areas:

- 16 sites progressed as expected or better and gave no cause for concern. Of these, 2 sites completed this year (Crick and Welford) but were not expected to complete until next year, and 2 sites have already exceed expectations for the whole year (Flore and Moulton, Cottingham Drive).
- 1 site is progressing less well than expected.

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

The number of completions in the second quarter was less than the previous quarter, but in excess of or comparable to the same quarter in the last three years (163 compared to 79, 146 and 166). 68% of this year's requirement has already been delivered. This suggests that unless something significant happens the end of year target will be comfortably met.

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

One site in the rural areas, (south of Boughton Road, Moulton), has been identified as an area of concern because the application for Reserved Matters has still not been received. However this is more than offset by better than expected progression on other rural sites.

The majority of sites in Daventry town are now progressing more or less as expected. However four of these sites are close to being behind expectations (Middlemore 7 and 8, Welton Road and Micklewell Park). A further two sites are considered to be behind expectations and a cause for concern (i.e. red flagged)

- 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.

Of the six sites referred to above, four relate to land in the Council's ownership, and therefore, it will need to consider what powers/ability it has to accelerate delivery on these sites.

Any further sites that come forward in neighbourhood development 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 second 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.		5 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.		13 complete, 9 of which were affordable.  Site is now complete, much earlier than expected.					

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<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>	13 units completed, 11 of which were affordable. This phase is now complete.		Completed in previous quarter						
	<b>Daventry, Monksmoor Ph 3 212</b> 2017/18 57 Actual 2018/19 80 Pred 2019/20 75 Pred. <i>Crest</i>	31 units completed – on target		21 units completed, 11 of which were affordable					
	<b>Daventry, Monksmoor Ph 4a</b> DA/2017/0368 - 57 2018/19 30 Pred 2019/20 27 Pred	On site, several houses are well advanced, but no completions yet.		11 completions, 2 of which were affordable					
<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>	21 units completed, 10 of which were affordable. Ahead of target for the year.		8 units completed. Ahead of target for the year.						
<b>5</b> <b>Daventry, Micklewell Park</b> DA/2014/0869 - 450	Reserved matters applications have been received for the site,		As previous quarter. Unless the applications are						







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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.		determined in the very near future, the expectations for next year will not be realisable.					
<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.		15 units completed, 3 of which were affordable. Already exceeded expectations for this 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.		1 house completed, 1 house still to be built on site of 'show cabin'.					
<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.		11 completed, 10 of which were affordable. Seem to be back on track to achieve end of year expectations.					
<b>9</b> <b>Moulton, Marsh Spinney, Sandy Hill Lane</b>	Site preparation well underway. On target to achieve end of year		6 completions. Ahead of expectations.					





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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.		No completions expected this year. Application for reserved matters still not received, therefore expectations for next year will not be realised.					
<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.		4 completions. Although significantly less completions than last quarter, still on target.					
<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.		21 completions, 12 of which were affordable. Already exceeded this year's 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.		1 completion, final 2 houses are almost 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.		4 completions. Site is now complete					
<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		12 units completed, 6 of which were affordable. Site is now complete, well ahead of schedule.					
<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.		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.		4 completed, all affordable. Site is now complete.					

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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.		26 units completed, 10 of which were affordable, well 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)		As previous quarter					
<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.		Application submitted. Unless a determination, and then start, is made very soon, it is unlikely that next year's expectations will be achieved.					



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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		Application approved in early April. Application for minor changes being considered. No start on site yet. Unless a start is made soon, it is unlikely that next year's expectations will be achieved.					
<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	This site has not been identified as a priority for progression by the Council before unitirisation, therefore no work to progress this is currently being undertaken. In the absence of any change in this approach, it is unlikely that any development will be achieved within the period covered by the 5 year report, therefore identified as an area of concern. Impact would be low given the number of units involved.	 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	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	 5 yr - Med	Application has still not materialised.	 5 yr Med				

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2021/22 60 Pred 2022/23 140 Pred  <i>Barratts/Davidsons</i>	with the applicant that are constructive and moving matters forward, albeit not at the pace that was previously envisaged.  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.. However there are no signs that this site will not come forward, only issue is the length of time for it to progress.							
<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.		Application approved in early April. No start on site yet. Unless a start is made soon, it is unlikely that next year's expectations will be achieved.					
<b>6</b> <b>West Haddon Neighbourhood Development 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.		As previous quarter					




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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.		No completions expected this year. Sites are progressing through the Part 2 local plan, which has now progressed to the Proposed Submission Version.					

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





### **2<sup>nd</sup> Quarter Monitoring Report – October 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.
-  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 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>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>Reserved matters application still not determined. Unless this is determined very soon, and a start made on site, it is unlikely that next years expectations will be achieved.</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. 2022/23 300 Pred <i>DA/2017/0010 (RM) Barratts/David</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>		<p>17 units completed, 10 of which were affordable. Well behind expectations, unlikely that this can be made up by the end of the year.</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
<i>Wilson</i>								
<b>Northampton North of Whitehills (Buckton Fields East)</b>  2015/16 9 Actual 2016/17 108 Actual 2017/18 176 Actual. 2018/19 83 Pred. Bloors Martin Grant Homes	18 units completed, 13 of which were affordable.		10 units completed. Behind expectations.					
<b>Northampton North of Whitehills (Buckton Fields West)</b>  2018/19 0 Pred. 2019/20 100 Pred. 2020/21 160 Pred 2021/22 144 Pred 2022/23 160 Pred Bloors Martin Grant Homes			Resolution to grant permission (part outline, part full) – September 2018 Planning Committee. Highly unlikely that expectations for next year will be realised.					
<b>Northampton West</b>  <b>Whites Lane</b> DA/2016/0840 - 52 2018/19 30 Pred. 2019/20 22 Pred. David Wilson	Site preparation works have been undertaken over the winter/spring.		3 completions. First completions on this site. It will be challenging to meet the expectations for this year, but there is a lot of activity on					

	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>Substantive part of allocation</b></p> <p>2018/19 0 Pred. 2019/20 0 Pred. 2020/21 30 Pred 2021/22 125 Pred 2022/23 125 Pred Bloors</p>	<p>Outline applications submitted for substantial parts of allocation. (Part DDC and part SNC). Expected to go to committee in late 2018</p>		<p>site, so it is just about possible.</p> <p>Applications not yet determined. It is still possible that completions will be achieved as expected, but becoming very challenging given need to determine outline, and then submit and determine reserved matters.</p>	