

Housing Implementation Strategy

3rd Quarter Monitoring Report – January 2019.



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 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.

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 third quarter. Of these:

Davertry town:

- 2 sites progressed as expected or better and gave no cause for concern.
- 6 sites progressed less well than expected, and 2 are identified as 'a real cause for concern'.

Rural Areas:

- 17 sites progressed as expected or better and gave no cause for concern. Of these,
 - 2 sites completed this year (Crick A2 and Welford A15) but were not expected to complete until next year,
 - 4 further sites completed (Naseby A13, Weedon A14 and West Haddon A16 & A17) as expected, and
 - 5 sites have already exceeded expectations for the whole year (Flore A6 and Moulton A9, A11 & A12, Woodford A18),
- 1 site (Moulton A10, south of Boughton Road) is progressing less well than expected.

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

The number of completions in the third quarter was less than the previous quarter, but in excess of or comparable to the same quarter in the last three years (132 compared to 69, 94 and 139). 90% of this year's requirement has already been delivered (counting only sites of 15 or more). This suggests that the year end requirement has probably already been met when sites of less than 15 are also counted.

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 only just been received. However this is more than offset by better than expected progression on other rural sites.

There has been a notable deterioration in progress in Daventry town. Only two of the eight sites are now progressing as or better than expected. Both of these sites have already seen delivery exceed the whole year's expectations. Progress on four sites (Middlemore 7 and 8, Welton Road and Micklewell Park) has slipped such that they are now identified as 'amber'. 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 early next 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 third 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 st April 2018	End of second quarter	Compared to base - 1 st April 2018	End of third quarter	Compared to base – 1 st April 2018	End of 4 th quarter/year	Compared to base – 1 st April 2018
A - Sites with Planning Permission as at 1st April 2018								
1 Brixworth, East of Northampton Road 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.		6 completed of which 3 were affordable. Many other dwellings almost complete, so expect to achieve end of year expectations.		.	
2 Crick, Main Road 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.		Completed in 2 nd quarter			










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3 Daventry, Monksmoor Ph 2 - 175 2015/16 12 Actual 2016/17 85 Actual. 2017/18 65 Actual. 2018/19 13 Pred. <i>Crest</i> Daventry, Monksmoor Ph 3 212 2017/18 57 Actual 2018/19 80 Pred 2019/20 75 Pred. <i>Crest</i> Daventry, Monksmoor Ph 4a DA/2017/0368 - 57 2018/19 30 Pred 2019/20 27 Pred Daventry Monksmoor Ph 4b DA/2018/0474 – 136 2018/19 0 Pred	13 units completed, 11 of which were affordable. This phase is now complete.		Completed in previous quarter		Completed in 1 st quarter			
	31 units completed – on target		21 units completed, 11 of which were affordable		39 units completed, 16 of which were affordable. Expectations for the whole year already exceeded.			
	On site, several houses are well advanced, but no completions yet.		11 completions, 2 of which were affordable		22 completions, 4 of which were affordable. Expectations for the whole year already exceeded.			
					Reserved matters application for 136 dwellings approved 15 th October.			




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4 Daventry, Northampton College, Daventry Campus 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.		17 units complete, 2 of which were affordable. Expectations for the whole year already exceeded.			
5 Daventry, Micklewell Park DA/2014/0869 – 450 DA/2018/0141 - 7 2017/18 0 Actual. 2018/19 0 Pred 2019/20 62 Pred 2020/21 150 Pred. 2021/22 127 Pred 2022/23 111 Pred. <i>Orbit</i>	Reserved matters applications have been received for the site, but not yet determined.		As previous quarter. Unless the applications are determined in the very near future, the expectations for next year will not be realisable.		Reserved Matters application for Phase 1 (106 dwellings) approved on 4 th October, and 7 self build plots approved on 22 nd October. Very unlikely that next year's expectations will be realised, although some completions should be achievable..			
6 Flore, North of High Street 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.		12 units complete, 6 of which were affordable. Expectations for the whole year significantly exceeded.			
7 Kilsby, Daventry Road DA/2014/0221 -48 2017/18 18 Actual 2018/19 20 Pred. 2019/20 10 Pred.	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 'sales cabin'.		Last house is currently under construction.			










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<i>Avant Homes</i>								
8 Long Buckby, East of Station Road 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.		4 completed. Lots of activity on site, so end of year expectations may be achieved, but it will be challenging.			
9 Moulton, Marsh Spinney, Sandy Hill Lane 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>	Site preparation well underway. On target to achieve end of year expectations.		6 completions. Ahead of expectations.		8 completions. Already exceeded expectations for whole year.			
10 Moulton, South of Boughton Road 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.		No completions expected this year. Application for reserved matters was not received until late December, therefore expectations for next year will not be realised.			
11 Moulton, North of Boughton Road, Salisbury Landscapes - 70 2017/18 34 Actual. 2018/19 30 Pred.	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.		10 units completed, 6 of which were affordable. Already exceeded expectations for whole year.			

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2019/20 4 Pred. <i>Avant Homes</i>								
12 Moulton, Cottingham Drive - 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.		5 completions, 4 of which were affordable. Already exceeded expectations for whole year.			
13 Naseby, Cottesbrooke Road 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.		Complete			
14 Weedon, Roseacres 2017/18 2 Actual. 2018/19 14 Pred. <i>Barry Howard Homes</i>	10 units completed, 4 of which were affordable. On target for end of year expectations.		4 completions. Site is now complete		Completed in 2 nd quarter			
15 Welford, Land off Newlands Road 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.		Completed in 2 nd quarter			
16 West Haddon, Northampton Road DA/2014/0559 - 20 2016/17 7 Actual	1 unit completed. This site is now complete.		Completed in 1 st quarter		Completed in 1 st quarter			

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2017/18 12 Actual 2018/19 1 Pred. <i>Francis Jackson</i>								
17 West Haddon, between Guilsborough Road and A428 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.		Completed in 2 nd quarter			
18 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 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.		7 units completed, 2 of which were affordable. Already exceeded expectations for whole year.			
19 Woodford Halse, Grants Hill DA/2013/0024 – 40 DA/2018/0370 - 37 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		RM for 37 dwells approved on 22 nd October 2018.			

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B – Other Sites Expected to come forward								
1 Daventry Middlemore 8 East DA/2018/0388 - 45 2018/19 0 Pred. 2019/20 45 Pred. 2020/21 0 Pred. 2021/22 0 Pred	Application submitted for 59 units, not yet determined.		Unless a determination, and then start, is made very soon, it is unlikely that next year's expectations will be achieved.		Application was deferred by Planning Committee in order that concerns of the police be addressed. Revised application, was approved at Planning Committee on 12 th December. Now very unlikely that next years' expectations will be met.	 5 yr low		
2 Daventry Middlemore 7 DA/2016/1180 - 307 2018/19 0 Pred. 2019/20 27 Pred. 2021/22 76 Pred. 2022/23 42 Pred. 2024/25 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.		Still no start on site. Now very unlikely that next years' expectations will be met.	 5 yr low		
3 Daventry Central Area Site 3 120 units 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	 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	 5 yr - low	As previous quarter	 5 yr low		

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	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.		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.					
<p>4 Daventry North East Sustainable Urban Extension – 4000 units</p> <p>2018/19 0 Pred. 2019/20 0 Pred. 2020/21 0 Pred 2021/22 60 Pred 2022/23 140 Pred</p> <p><i>Barratts/Davidsons</i></p>	<p>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 are constructive and moving matters forward, albeit not at the pace that was previously envisaged.</p> <p>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</p>	 5 yr - Med	<p>Application has still not materialised.</p>	 5 yr Med	<p>Application has still not materialised.</p>	 5 yr Med		




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	not come forward, only issue is the length of time for it to progress.							
5 Daventry, Welton Road 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.		Still no start on site. Highly unlikely that next year's expectations will be met.	 5 yr low		
6 West Haddon Neighbourhood Development Plan sites 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		As previous quarter			
7 Settlements and Countryside Local Plan 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.		Plan was submitted for examination on 19 th December, otherwise as per previous quarter.			

Part Two - Daventry District Part of Northampton Related Development Area







3rd Quarter Monitoring Report – January 2019.






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 st April 2018	End of second quarter	Compared to base - 1st April 2018	End of third quarter	Compared to base – 1 st April 2018	End of 4 th quarter /year	Compared to base – 1 st April 2018
<p>Boughton Welford Road</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>Reserved Matters approved. New reserved matters application submitted for 41 dwellings. Expectations for next year will not be achieved.</p>			
<p>Northampton North Southern Part</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 Wilson</i></p>	<p><u>Phase 1a (104 units)</u> 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>		<p>8 units completed (4 of which were affordable). Only 31 units completed so far this year against an expectation of 100. Whilst there is activity on this site and phase B, the end of the year</p>			

	End of first quarter 2018/19	Compared to base - 1 st April 2018	End of second quarter	Compared to base - 1st April 2018	End of third quarter	Compared to base – 1 st April 2018	End of 4 th quarter /year	Compared to base – 1 st April 2018
	Phase 1b (96 units) Site preparation underway		Site preparation continues		target is not now realisable, albeit all of the necessary planning permissions are in place. Some foundations now in, but no completions yet.			
<p>Northampton North of Whitehills (Buckton Fields East)</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.		10 units completed. Behind expectations.		5 units completed. Well behind expectations.			
<p>Northampton North of Whitehills (Buckton Fields West)</p> <p>2018/19 0 Pred. 2019/20 100 Pred. 2020/21 160 Pred 2021/22 144 Pred 2022/23 160 Pred</p>			Resolution to grant permission (part outline, part full) – September 2018 Planning Committee. Highly unlikely that expectations for next year will be realised.		Permission issued on 7 th November. Next years expectations will not be met.			

	End of first quarter 2018/19	Compared to base - 1 st April 2018	End of second quarter	Compared to base - 1st April 2018	End of third quarter	Compared to base – 1 st April 2018	End of 4 th quarter /year	Compared to base – 1 st April 2018
Bloors Martin Grant Homes								
Northampton West								
Whites Lane 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 site, so it is just about possible.		10 completions, 7 of which were affordable. It continues to be challenging to meet the expectations for this year, but there is a lot of activity on site, so it is still just about possible.			
Substantive part of allocation 2018/19 0 Pred. 2019/20 0 Pred. 2020/21 30 Pred 2021/22 125 Pred 2022/23 125 Pred Bloors	Outline applications submitted for substantial parts of allocation. (Part DDC and part SNC). Expected to go to committee in late 2018		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.		Applications not yet determined. It is now unlikely that completions in future years will be achieved as expected.	