

# Housing Implementation Strategy

## 4<sup>th</sup> Quarter and End of Year Monitoring Report –April 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 fourth quarter monitoring was undertaken of all sites of 15 units or more.

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 fourth quarter. Of these:

Daventry town:

- 2 sites progressed as expected or better and gave no cause for concern (Monksmoor A.3 and Northampton college A.4).
- 6 sites progressed less well than expected, and 2 are identified as 'a real cause for concern' (Daventry Central Area B.3 and Daventry North East B.4).

Rural Areas:

- 16 sites progressed as expected or better and gave no cause for concern. Of these,
  - 2 sites completed this year (Crick A.2 and Welford A.15) but were not expected to complete until next year,
  - 5 further sites completed as expected (Brixworth A.1, Naseby A.13, Weedon A.14 and West Haddon A.16 & A.17), and
- 2 sites (Long Buckby A.8 & Moulton A.10) are progressing less well than expected.

Table 1: performance during the year 2018/19

	Developer	Expected number of completions	Actual number of completions	Variance (%age of expected)
<b><u>Sites completed in the last year</u></b>				
A.1 Brixworth	Barratts	31	31	0%
A.2 Crick, Main Road	Barratts	30	40	+33%
A.13 Naseby, Cottesbrooke Road	Francis Jackson	12	12	0%
A.14 Weedon, Roaseacres	Barry Howard Homes	14	14	0%
A.15 Welford, Land off Newlands Drive	Mears Homes	12	16	+33%
A.16 West Haddon, Northampton Road	Francis Jackson	1	1	0%
A.17 West Haddon, Guilsborough Road/ A428	Davidsons	26	26	0%
<b><u>Sites where expectations were met or exceeded</u></b>				
A.3 Daventry, Monksmoor	Crest	123	155	+26%
A.4 Daventry, Northampton College	Avant	40	51	+28%
A.4 Daventry, Northampton College	Bovis	20	42	+110%
A.6 Flore, North of High Street	Avant	20	29	+45%
A.7 Kilsby, Daventry Road	Balfour Beatty	10	19	+90%
A.9 Moulton, Marsh Spinney, Sandy Hill Lane	Avant	30	36	+20%
A.11 Moulton, North of Boughton Rd, Salisbury	Barwood	15	30	+100%
A.12 Moulton, Cottingham Drive	Taylor Wimpey	50	60	+20%
A.18 Woodford Halse, Byfield Road	Lagan Homes	0	0	0%
A.19 Woodford Halse, Grants Hill	None	0	0	0%
B.6 West Haddon, Neighbourhood Plan	None	0	0	0%
B.7 Settlements and Countryside Local Plan				
<b><u>Sites where less progress was made than expected.</u></b>				
A.5 Daventry, Micklewell Park	Orbit	0	0	0%*
A.8 Long Buckby, East of Station Road	Jelson	30	23	-23%
A.10 Moulton, South of Boughton Road	Mulberry	0	0	0%*
B.1 Daventry, Middlemore, 8 East	Crown Care	0	0	0%*
B.2 Daventry, Middlemore 7	Futures	0	0	0%*
B.3 Daventry, Central Area Site 3	None	0	0	0%*
B.4 Daventry, North East	Barratts/Davidsons	0	0	0%*
B.5 Daventry, Welton Road	Crown Care	0	0	0%*

\*See further information in table 1 below

### **Was the end of year requirement achieved?**

The requirement for the year was comfortably achieved with 668 completions against a requirement of 590.

This is the eighth year in succession that the requirement has been met.

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).

### **Was the end of year requirement for affordable housing met?**

196 affordable housing completions were recorded, this was significantly in excess of the requirement for the year (127). 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 2019 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

Two sites in the rural areas, south of Boughton Road, Moulton, and east of Station Road, Long Buckby have been identified as areas of concern. 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 seen delivery exceed the 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 as soon as possible.
- In the case of Central Area site 3, the Council has identified its priority projects for the next year, 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.**

-  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.		6 completed of which 3 were affordable. Many other dwellings almost complete, so expect to achieve end of year expectations.		8 units completed this quarter, site is now complete.	
<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.		Completed in 2 <sup>nd</sup> quarter		Complete	

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>3 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	↔	Completed in 1 <sup>st</sup> quarter	↔	Complete	↔
<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	↔	39 units completed, 16 of which were affordable. Expectations for the whole year already exceeded.	↔	9 units completed, Expectations for the year significantly exceeded.	↔
<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	↔	22 completions, 4 of which were affordable. Expectations for the whole year already exceeded.	↔	9 completions, 3 of which were affordable. Expectations for the year exceeded.	↔
<b>Daventry Monksmoor Ph 4b</b> DA/2018/0474 – 136 2018/19 0 Pred					Reserved matters application for 136 dwellings approved 15 <sup>th</sup> October.	↔	Site preparation underway	↔













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<b>4 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.		17 units complete, 2 of which were affordable. Expectations for the whole year already exceeded.		5 units complete. Expectations for the year exceeded.	
<b>5 Daventry, Micklewell Park</b> 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 <sup>th</sup> October, and 7 self build plots approved on 22 <sup>nd</sup> October. Very unlikely that next year's expectations will be realised, although some completions should be achievable.		As previous quarter	
<b>6 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.		12 units complete, 6 of which were affordable. Expectations for the whole year significantly exceeded.		2 units completed. Expectations for the year significantly exceeded.	
<b>7 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 'sales cabin'.		Last house is currently under construction.		Expectations for the year have exceeded expectations. The last remaining house is under construction.	





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<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.		4 completed. Lots of activity on site, so end of year expectations may be achieved, but it will be challenging.		Only 2 completed, but lots of activity on site. End of year expectations not achieved.	
<b>9</b> <b>Moulton, Marsh Spinney, Sandy Hill Lane</b> 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.		5 completions. Expectations for the year significantly exceeded.	
<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.		No completions expected this year. Application for reserved matters was not received until late December, therefore expectations for next year will not be realised.		As previous quarter.	
<b>11</b> <b>Moulton, North of Boughton Road, Salisbury Landscapes - 70</b> 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.		10 units completed, 6 of which were affordable. Already exceeded expectations for whole year.		2 units completed. Site is now complete, well ahead of expectations.	













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<b>12</b> <b>Moulton, Cottingham Drive - 41</b> 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.		4 completions. Expectations for the year significantly exceeded.	
<b>13</b> <b>Naseby, 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.		Complete		Complete	
<b>14</b> <b>Weedon, Roseacres</b>  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 <sup>nd</sup> quarter		Complete	
<b>15</b> <b>Welford, Land off 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.		Completed in 2 <sup>nd</sup> quarter		Complete	
<b>16</b> <b>West Haddon, 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.		Completed in 1 <sup>st</sup> quarter		Completed in 1 <sup>st</sup> quarter		Complete	



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<b>17</b> <b>West Haddon, between Guilsborough Road 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.		Completed in 2 <sup>nd</sup> quarter		Complete	
<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.		7 units completed, 2 of which were affordable. Already exceeded expectations for whole year.		6 completed. End of year expectations exceeded.	
<b>19</b> <b>Woodford Halse, Grants Hill</b> 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. <i>Lagan Homes</i>	Reserved matters application submitted in May 2018, not yet determined. (DA/2018/0370)		As previous quarter		RM for 37 dwells approved on 22 <sup>nd</sup> October 2018.		Site preparation works are now underway.	

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>B – Other Sites Expected to come forward</b>								
<b>1</b> <b>Daventry Middlemore 8 East</b> DA/2018/0388 - 59 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 <sup>th</sup> December. Now very unlikely that next years' expectations will be met.	 5 yr low	Permission was granted on 28 <sup>th</sup> February.	 5 yr low
<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.		Still no start on site. Now very unlikely that next years' expectations will be met.	 5 yr low	Still no start on site. No realistic prospect that next years' expectations will be met.	 5 yr low
<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	 5 yr - low	This site has not been identified as a priority for progression by the Council before unitarisation, 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	 5 yr - low	As previous quarter	 5 yr low	As previous quarter	 5 yr low

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	for bringing the site forward to ensure it can be argued that it forms part of 5 year supply – as per action in HIS.		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.					
<b>4 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 2022/23 140 Pred  <i>Barratts/Davidsons</i>	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.  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.	 5 yr - Med	Application has still not materialised.	 5 yr Med	Application has still not materialised.	 5 yr Med	Application has still not materialised	 5 yr med




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>5 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.		Still no start on site. Highly unlikely that next year's expectations will be met.	 5 yr low	As previous quarter.	 5 yr low
<b>6 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		As previous quarter		As previous quarter	
<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.		Plan was submitted for examination on 19 <sup>th</sup> December, otherwise as per previous quarter.		As previous quarter	

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









### **4<sup>th</sup> Quarter and End of Year Monitoring Report – April 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.**

-  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>Reserved Matters approved. New reserved matters application submitted for 41 dwellings. Expectations for next year will not be achieved.</p>		<p>Revised application still not determined. Expectations for next year will not 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 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 target is not now realisable, albeit all of the necessary planning permissions are in place.</p>		<p>16 units completed, 2 of which were affordable. 47 units in total for the year, well behind 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
	Phase 1b (96 units) Site preparation underway		Site preparation continues		Some foundations now in, but no completions yet.		Progressing, but no completions yet	
<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.		10 units completed. Behind expectations.		5 units completed. Well behind expectations.		26 units completed, 20 of which were affordable. 59 completions in total for the year, less than the 83 expected.	
<p><b>Northampton North of Whitehills (Buckton Fields West)</b></p> <p>2018/19 0 Pred. 2019/20 100 Pred. 2020/21 160 Pred 2021/22 144 Pred 2022/23 160 Pred Bloors Martin Grant Homes</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 <sup>th</sup> November. Next years expectations will not be met.		Application took longer to determine than expected, but it has now been approved and therefore work can now progress. Next years expectations will not be realised.	

	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
<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 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.		8 completions this quarter. 21 completions in total for the year, less than the 52 expected.	
<b>Substantive part of allocation</b>  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.		Application still not determined, so very unlikely that completions in future years will be achieved as expected.	