

Housing Implementation Strategy

1st Quarter Monitoring Report – July 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 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?

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

Davertry town:

- 10 sites progressed as expected or better and gave no cause for concern.
- 1 site progressed less well than expected.

Rural Areas:

- 9 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 lower than the previous three years (104 compared to 147, 149 and 238). A reduction was expected because many of the rural sites were completed last year, and many of the town sites are still in the planning stages. As expected, this suggests that the end of year target will not be met, however, looking at the plan period as a whole, there is still expected to be an oversupply at the end of the year.

The requirement has been met for the last 8 years, and therefore, in 5 year land supply terms, missing the requirement for one year would not be a particular issue, provided that over the last three year period the Housing Delivery Test was complied with – this is expected to be the case.

The requirement for this year reduces from last year's peak of 590 to 580 and then to 470 in 20/21.

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

As noted above, with just one exception, the sites are progressing 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.

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 which is now expected before the end of July.

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 which has been through the hearings part of the examination is also bringing forward more capacity at Daventry town (included in this report) 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 2019 Housing Land Availability Report.





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





-  Situation largely as expected as at 1st April 2019, 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



2019 HLA Report	End of first quarter	Compared to base - 1 st April 2019	End of second quarter	Compared to base - 1 st April 2019	End of third quarter	Compared to base – 1 st April 2019	End of 4 th quarter/year	Compared to base – 1 st April 2019
A - Sites with Planning Permission as at 1st April 2019								
1 Daventry, Monksmoor Ph 3 212 2017/18 57 Actual 2018/19 100 Actual 2019/20 55 Pred.	17 units completed.							
Daventry, Monksmoor Ph 4a DA/2017/0368 - 57 2018/19 42 Actual 2019/20 15 Pred	10 units completed, 2 of which were affordable.							
Daventry, Monksmoor Ph 4b 2018/19 0 Actual 2019/20 50 Pred 2020/21 86 Pred	Some units under construction.							




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Daventry, Monksmoor Ph 5 and Local Centre 2019/20 0 Pred. 2020/21 24 Pred. 2021/22 120 Pred. 2022/23 76 Pred. <i>Crest</i>	Application submitted in April for 142 dwellings on Phase 5 (DA/2019/0300) Application submitted in June for local centre and 73 units							
2 Daventry, Northampton College, Daventry Campus DA/2016/0467 - 129 2016/17 1 Actual 2017/18 34 Actual. 2018/19 51 Actual 2019/20 43 Pred. <i>Avant Homes</i>	14 units completed (7 of which affordable).							
3 Daventry, Micklewell Park DA/2014/0869 - 450 2019/20 0 Pred 2020/21 90 Pred. 2021/22 120 Pred 2022/23 120 Pred. 2023/24 120 Pred.	Site preparation works underway. No completions expected this year.							
4 Daventry, Middlemore 8(e) DA/2018/0388 – 59 2019/20 10 Pred.	Site preparation works underway. Currently resolving archaeological issues							

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2020/21 49 Pred. <i>Futures</i>								
5 Daventry, Middlemore 7 DA/2016/1180 – 307 2019/20 0 Pred. 2020/21 27 Pred. 2021/22 76 Pred. 2022/23 124 Pred 2023/24 80 Pred <i>Crown Care</i>	Start made on site. Expect to start construction on site in late August.							
6 Daventry, Welton Road DA/2017/0237 – 40 2019/20 0 Pred. 2020/21 10 Pred. 2021/22 30 Pred. <i>Crown Care</i>	No completions expected this year.							
7 Daventry, Grange, Staverton Road DA/2018/0701 - 32 2019/20 0 Pred. 2020/21 16 Pred. 2021/22 16 Pred.	Site preparation works underway.							
8 Flore, North of High Street DA/2016/0456 - 67 2017/18 20 Actual 2018/19 42 Actual 2019/20 5 Pred <i>Bovis</i>	1 unit completed. Very slow, but remaining dwellings are under construction, so expect to achieve this year's expectation to complete the site.							

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9 Kilsby, Daventry Road DA/2014/0221 -48 2017/18 18 Actual 2018/19 29 Actual 2019/20 1 Pred. <i>Avant Homes</i>	1 unit completed. Site is now complete							
10 Long Buckby, East of Station Road DA/2015/0666 - 107 2017/18 5 Actual 2018/19 23 Actual 2019/20 25 Pred. 2020/21 25 Pred. 2021/22 25 Pred. 2022/23 4 Pred. <i>Jelson</i>	12 units completed, all of which were affordable.							
11 Moulton, Marsh Spinney, Sandy Hill Lane 2013/0686(O) -85 2017/0071(RM) 2018/19 19 Actual. 2019/20 40 Pred. 2020/21 26 Pred. <i>Balfour Beatty</i>	21 units completed, 9 of which were affordable.							
12 Moulton, South of Boughton Road DA/2018/1042 - 125 2018/19 0 Actual 2019/20 5 Pred. 2020/21 45 Pred. 2022/23 45 Pred. 2023/24 30 Pred	Reserved Matters approved on 17 th April. Site preparation underway.							

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13 Moulton, Cottingham Drive – DA/2015/0944 - 41 2018/19 30 Actual 2019/20 11 Pred. <i>Barwood</i>	6 units completed.							
14 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 60 Actual 2019/20 60 Pred. 2020/21 12 Pred. <i>Taylor Wimpey</i>	22 units completed, 9 of which were affordable.							
15 Woodford Halse, Grants Hill DA/2013/0024 – 40 DA/2018/0370 - 37 2017/18 0 Actual. 2018/19 0 Actual. 2019/20 20 Pred. 2020/21 17 Pred. <i>Lagan Homes</i>	Construction of units underway, but no completions yet.							

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B – Other Sites Expected to come forward								
1 Daventry Central Area Site 3 120 units 2019/20 0 Pred. 2020/21 0 Pred. 2021/22 0 Pred. 2022/23 50 Pred. 2023/24 50 Pred.	No completions expected this year. Will be reviewed as part of new Town Centre Vision.							
2 Daventry North East Sustainable Urban Extension – 4000 units 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 2019, which did not materialise. Now expected in July. <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.. However there are no signs that this site will not come forward, only issue is the length of time for it to progress.</u>	 5 yr - Med						




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3 Daventry Micklewell Park Extension – 250 2019/20 0 Pred. 2020/21 0 Pred 2021/22 0 Pred 2022/23 35 Pred 2023/24 90 Pred.	Site preparation works underway on main site. No completions expected on this site this year. Application expected next year, following examination of S and CLP							
4 Daventry South West – 1100 2019/20 0 Pred. 2020/21 0 Pred 2021/22 20 Pred 2022/23 50 Pred 2023/24 100 Pred	No completions expected this year. Application expected shortly, following examination of S and CLP.							
5 West Haddon Neighbourhood Plan sites 2019/20 0 Pred. 2020/21 3 Pred. 2021/22 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.							

Part Two - Daventry District Part of Northampton Related Development Area




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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 2019, 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 2019/20	Compared to base - 1 st April 2019	End of second quarter	Compared to base - 1st April 2019	End of third quarter	Compared to base – 1 st April 2019	End of 4 th quarter /year	Compared to base – 1 st April 2019
Boughton Welford Road DA/2018/0917 2019/20 0 Pred 2020/21 20 Pred 2021/22 21 Pred. <i>Futures</i>	Revised Application for Reserved Matters approved 4 th April 2019. Site preparation works underway.							
Northampton North Southern Part 2017/18 21 Actual. 2018/19 47 Actual 2019/20 100 Pred. 2020/21 150 Pred. 2021/22 200 Pred. <i>DA/2017/0010 (RM)</i> <i>Barratts/David Wilson</i>	19 units completed, significantly more than the same period last year (6). Reserved matters application submitted for 216 dwellings (DA/2019/0260)							
Northampton North of Whitehills (Buckton Fields East) 2015/16 9 Actual	6 units completed, very slow, but only Martin Grant now building on this site							

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2016/17 108 Actual 2017/18 176 Actual 2018/19 59 Actual 2019/20 24 Pred. (Buckton Fields West –southern part) 2019/20 26 Pred. 2020/21 120 Pred. 2021/22 120 Pred. 2022/23 114 Pred. <i>Bloors Martin Grant Homes</i> (Buckton Fields West –northern part) 2019/20 0 Pred. 2020/21 0 Pred. 2021/22 0 Pred. 2022/23 6 Pred. 2023/24 120 Pred. 2024/25 120 Pred. 2025/26 118 Pred.	(Bloors having completed all of their part) Site preparation works continuing. Completions expected from September.							
Northampton West Whites Lane DA/2016/0840 - 52 2018/19 21 Actual 2019/20 31 Pred. <i>David Wilson</i> Remainder 2018/19 0 Actual 2019/20 0 Pred. 2020/21 50 Pred. <i>Bloors</i>	14 dwellings completed, 3 of which were affordable. Outline applications submitted for substantial parts of allocation. Expected to go to committee in Autumn 2019. Unlikely to	 						

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	meet expectations for next year.							