

Housing Implementation Strategy

3rd Quarter Monitoring Report – January 2020.



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?

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

Davertry town:

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

Rural Areas:

- All 9 sites were completed, or 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 third quarter was lower than the previous three years (88 compared to 94, 139, and 132). A reduction was expected this year because many of the rural sites were completed last year. However, of those sites that were active last year and continue to be this year, there has been a decrease in completions of about a third. 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 trajectory indicates that an increasing proportion of the delivery should come from sites at Daventry town. Whilst some of these have progressed, many are behind expectations, so this is an area of some concern, particularly as this also has implications for delivering the urban focused strategy in the Joint Core Strategy.

The requirement for this year reduces from last year's peak of 590 to 580 and then to 470 in 2020/21.

Implications for 5 year land supply: the annual requirement has been met for the last 8 years, and despite the apparent slow down in housebuilding over the last three quarters it is still expected that a five year supply can be achieved for the following years, unless the Housing Delivery Test is failed (see below), in which case, because the requirement would be increased, it is possible that it would not be possible to demonstrate a five year supply.

Implications for Housing Delivery Test: it is expected that the test (the results of which were expected in October 2019, but have still not been released by the Government) will be complied with, but for future years, the combination of increased need (i.e. the addition of the affordability ratio¹ on top of the projection) and reduction in housebuilding (if this were to continue), could result in the test being failed. However it is unlikely that this would be the case before the unitary is formed, and it is anticipated that the calculation will be made on a different geographic basis then.

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

All of the rural sites are progressing as well as or better than expected.

There continues to be a significant number of sites at Daventry town which are progressing more slowly than expected, as follows:

- A1 - Monksmoor – development is progressing, however more slowly than expected. One phase was completed in the second quarter, and a Reserved Matters application has been approved for Phase 5.
- A4 – Middlemore 8 – progress on this site has been slower than expected, partly as a result of an unexpected archaeological find on the site. Work is now progressing.
- A5 – Middlemore 7 – whilst work has started on site, indications are that only the care home will be constructed. The Council contacted the owner to explore what is holding back delivery of the other parts of this scheme. The developer is exploring options to bring this forward.
- A6 – Welton Road – progress on this site is linked to A5 above. Similarly, the Council has contacted the owner to explore what is holding back delivery of this scheme.
- B1 – Central Area site 3 – as landowner, the Council will need to make good progress on the new town centre vision in order that this site can come forward in a timely fashion.
- B2 - Daventry North East - according to the HLA an application was expected to be received in June 2019, this was then adjusted to September in a Statement of Common Ground for the Settlements and Countryside Local Plan examination. However this did not materialise. An application is now expected in January 2020.

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.










¹ In 2018, the first year of the HDT, the requirement was based on the 2012 and 2014 household projections, plus an annualised requirement for the NRDA (which will also be applied in future years). In 2019, the requirement for the last of the three years is increased (by approx. 40%) to account for affordability. In 2020 the affordability uplift will be added to the last two years. In 2021 it will be added to all three years.

Table 1 – assessment of progress on sites in the third 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.		4 units completed. Extremely slow progress, albeit several further units are at an advanced stage of construction.		5 units completed. Extremely slow progress again. Several further units are at an advanced stage of construction.			
Daventry, Monksmoor Ph 4a DA/2017/0368 - 57 2018/19 42 Actual 2019/20 15 Pred	10 units completed, 2 of which were affordable.		5 units completed, this phase is now complete.		Complete			
Daventry, Monksmoor Ph 4b 2018/19 0 Actual 2019/20 50 Pred 2020/21 86 Pred	Some units under construction.		3 units completed. Behind expectations for the year, but part of this phase is flats so will come forward in portions.		9 units completed. Behind expectations for the year, but part of this phase is flats, some of which are well advanced.			

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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	↔	Applications not yet determined, viability appraisal being assessed. No completions expected until next year.	↔	Reserved Matters application approved for Phase 5.	↔		
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).	↔	8 units completed (6 of which affordable), Slow progress, but should achieve end of year expectations as several further units are well advanced.	↔	12 units completed, Should achieve end of year expectations	↔		
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.	↔	Site preparation works continue. Orbit have indicated a lower rate of completions (65) for next year and subsequent years than was originally anticipated.	↔	Site preparation works continue.	↔		
4 Daventry, Middlemore 8(e) DA/2018/0388 – 59 2019/20 10 Pred. 2020/21 49 Pred. <i>Futures</i>	Site preparation works underway. Currently resolving archaeological issues	↔	Site preparation continues. Achieving end of year expectations will be challenging.	↔	Some dwellings now in early stages of construction. Unlikely to achieve this year's expectations.	↘ 5 yr low		

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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.		Works continuing on site. Indications are that only the care home will be built initially, this will have negative impact on delivery.	 5 yr –Low	Works continuing on site. Indications are that only the care home will be built initially, this will have negative impact on delivery.	 5 yr low		
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.		Need to monitor progress on Middlemore 7 as the development of these sites is connected.	 5 yr - low	Need to monitor progress on Middlemore 7 as the development of these sites is connected.	 5 yr low		
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.		Site preparation seems to have paused, but understand this is to enable conditions to be discharged.		Site preparation works underway again			
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.		4 units completed. Entire site is now complete.		Complete			

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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	↔	Complete	↔	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.	↔	Only 4 units completed, but should still be able to achieve end of year expectations as several further units are well advanced.	↔	6 units completed, all of which were affordable. Should achieve end of year expectations.	↔		
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.	↔	28 units completed. Already exceeded expectations for the year.	↔	10 units completed. Exceeded expectations for the year.	↔		
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.	↔	2 dwellings completed.	↔	6 dwellings completed. Exceeded expectations for the year.	↔		

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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.	↔	Last 5 units completed, site is now complete.	↔	Complete	↔		
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.	↔	18 units completed, 8 of which were affordable. On target to meet end of year expectations.	↔	24 units completed, 8 of which were affordable. Exceeded end of year expectations.	↔		
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.	↔	8 units completed.	↔	16 units completed, 6 of which were affordable. Exceeded end of year expectations.	↔		

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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.		Unlikely that expectations for delivery in 2022/23 will be achieved given time for production of Town Centre vision and then lead in time for development.	 5 year - Med	As previous quarter	 5 year med		
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	The programme in the HLA report anticipates an outline application being submitted in June 2019, which did not materialise. This was subsequently revised to September but this has also not materialised. Now expected later this year.	 5 yr - Med	Application is now expected in late January 2020.	 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	↔	As previous quarter.	↔	As previous quarter.	↔		
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.	↔	Application for 1,100 units submitted early September.	↔	Application being considered, aiming for committee in next few months.	↔		
5 West Haddon Neighbourhood Plan sites 2019/20 0 Pred. 2021/22 3 Pred. 2022/23 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.	↔		

Part Two - Daventry District Part of Northampton Related Development Area







3rd Quarter Monitoring Report – January 2020.

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 third 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.		Site preparation works continuing.		Site preparation works continuing.			
Northampton North Southern Part 2017/18 21 Actual. 2018/19 47 Actual 2019/20 100 Pred. 2020/21 150 Pred. 2021/22 200 Pred. DA/2017/0010 (RM) Barratts/David Wilson			Similar no. of units to this time last year. Well below expectations for the year so far.		More completions this quarter than last as Phase 1B is now delivering completions. However 1A is now complete so next quarter numbers could reduce again			
Phase 1A	19 units completed, significantly more than the same period last year (6).		8 units completed.		9 units completed, this phase is now complete.			

	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
Phase 1B	Preparatory works well underway		Development well underway.		8 units completed.			
Phase 2	Reserved matters application submitted for 216 dwellings (DA/2019/0260)		RM still not determined		Reserved Matters approved for 207 dwellings. Lots of activity on site			
Northampton North of Whitehills (Buckton Fields East) 2015/16 9 Actual 2016/17 108 Actual 2017/18 176 Actual 2018/19 59 Actual 2019/20 24 Pred.	6 units completed, very slow, but only Martin Grant now building on this site (Bloors having completed all of their part)	↔	6 units completed, still very slow, but should achieve this years expectations.	↔	2 units completed, still very slow, but should achieve this years expectations	↔		
(Buckton Fields West –southern part) 2019/20 26 Pred. 2020/21 120 Pred. 2021/22 120 Pred. 2022/23 114 Pred. <i>Bloors</i> <i>Martin Grant Homes</i>	Site preparation works continuing. Completions expected from September.	↔	Some houses under construction, but no completions. Unlikely that this year's expectations will be achieved.	↓	Some houses under construction, but no completions. Unlikely that this year's expectations will be achieved.	↓		
(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.	No completions expected this year.	↔	No completions expected this year. Land is up for sale.	↔	No completions expected this year. Land is up for sale.	↔		

	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
Northampton West								
Whites Lane DA/2016/0840 - 52 2018/19 21 Actual 2019/20 31 Pred. <i>David Wilson</i>	14 dwellings completed, 3 of which were affordable.		12 units completed, 8 of which were affordable.		5 units completed. Site is now complete.			
Remainder 2018/19 0 Actual 2019/20 0 Pred. 2020/21 50 Pred. <i>Bloors</i>	Outline applications submitted for substantial parts of allocation. Expected to go to committee in Autumn 2019. Unlikely to meet expectations for next year.		Resolution to grant outline permissions for 600 and 1750 units by DDC planning committee on 25 th September. To be considered by SNC committee on 3 rd October.		SNC's planning committee resolved to grant permission subject to completion of section 106 on 3 rd October. Legal Agreement is now being worked on.			