

# Housing Implementation Strategy

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

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

Daventry town:

- 2 sites progressed as expected or better.
- 9 sites progressed less well than expected.

Rural Areas:

- All 9 sites were completed, or progressed as expected or better and gave no cause for concern. Of these
  - 3 sites were entirely completed as expected (A.8 Flore, North of High Street, A.9 Kilsby, Daventry Road and A.13 Moulton, Cottingham Drive)
  - 5 sites had more completions than expected (A.10 Long Buckby, East of Station Road, A.11 Moulton, Marsh Spinney, Sandy Hill Lane, A.12 Moulton, South of Boughton Road, A.14 Woodford Halse, Byfield Road and A.15 Woodford Halse, Grants Hill)

Table 1: performance during the year 2019/20

	Developer	Expected number of completions	Actual number of completions	Variance (%age of expected)
<b><u>Sites completed in the last year</u></b>				
A.8 Flore, North of High Street	Bovis	5	5	0%
A.9 Kilsby, Daventry Road	Avant Homes	1	1	0%
A.13 Moulton, Cottingham Drive	Barwood	11	11	0%
<b><u>Sites where expectations were met or exceeded</u></b>				
A.7 Daventry, Grange, Staverton Road		0	0	0%
A.10 Long Buckby, East of Station Road	Jelson	25	33	+32%
A.11 Moulton, Marsh Spinney, Sandy Hill Lane	Balfour Beatty	40	59	+48%
A.12 Moulton, South of Boughton Road	Mulberry	5	14	+180%
A.14 Woodford Halse, Byfield Road	Taylor Wimpey	60	68	+13%
A.15 Woodford Halse, Grants Hill	Lagan Homes	20	33	+65%
B.3 Daventry, Micklewell Park Extension	None	0	0	0%
B.5 West Haddon, Neighbourhood Plan	None	0	0	0%
<b><u>Sites where less progress was made than expected.</u></b>				
A.1 Daventry, Monksmoor	Crest	144	70	-53%
A.2 Daventry, Northampton College	Avant	43	37	-14%
A.3 Daventry, Micklewell Park	Orbit	0	0	0%
A.4 Daventry, Middlemore, 8 East	Futures	10	0	-100%
A.5 Daventry, Middlemore 7	Crown Care	0	0	0%
A.6 Daventry, Welton Road	Crown Care	0	0	0%
B.1 Daventry, Central Area Site 3	None	0	0	0%
B.2 Daventry, North East	Barratts/Davidsons	0	0	0%
B.4 Daventry, South West	None	0	0	0%

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

The requirement for the year was not met, with 416 completions against a target of 580. This follows a period of eight years in succession when the requirement has been met or exceeded. However, the plan period figure has been exceeded. This reduced delivery rate had been anticipated because many rural sites had already been completed, and there had been delays in bringing forward sites at Daventry town.

The requirement for this year was slightly less than the peak in 18/19, the annual requirement continues to reduce for the remainder of the plan period.

**Implications for 5 year land supply:** The annual requirement has been met for the previous 8 years, and despite the apparent slowdown in housebuilding over the last year it is still expected that a five year supply can be achieved for the following years. Much will depend on the impact of Covid-19 and how long the housebuilding industry takes to restart housebuilding, and whether or not the Government changes its approach to the five year housing land supply requirement in the light of that. It will also depend on whether or not the Housing Delivery Test is failed (see below), because if it is the requirement would be increased, and 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 will be complied with this year, but for future years, the combination of increased need (i.e. the addition of the affordability ratio on top of the projection) and reduction in housebuilding could result in the test being failed. It is unlikely that this would be the case before the unitary council is formed. It is anticipated that the calculation will be made on a different geographic basis then.

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

82 affordable housing completions were recorded, this was less than the annual requirement of 125. However, in the plan period to date, more affordable homes have been built than required, and that exceedance is expected to continue for the foreseeable future. More detail is provided in the 2020 Housing Land Availability Report, published separately.

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

See also section below on Covid-19.

As noted above most sites are delivering at least as well as expected, so in most cases there is no cause for concern.

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

There has been a notable deterioration in progress in Daventry town. Nine of the eleven sites are behind expectations.

- A.1 Daventry, Monksmoor - development has been slower than expected, but work does at least continue on the site. The housebuilder is looking to change some of the property types from flatted development to houses.
- A.2 Daventry, Northampton College progress is only slightly behind expectations, with just six units left to complete.
- A.3 Daventry, Micklewell Park – work has continued with site preparation. 90 dwellings were expected to be completed in 20/21 which won't be achievable now, but a smaller amount should be achievable.
- A.4 Daventry, Middlemore, 8 East – work has continued, and some dwellings are under construction.
- A.5 Daventry, Middlemore 7 – the care home element is under construction
- A.6 Daventry, Welton Road – nothing has started on site to date.
- B.1 Daventry, Central Area Site 3 – the Council will not pursue development of this site until the new town centre vision is advanced
- B.2 Daventry, North East – an application for this site has now been received, but much later than expected.
- B.4 Daventry, South West - an application for this site has now been received, but slightly later than expected.

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.

### **Impact of COVID 19**

Towards the end of March 2020 most volume house builders ceased work on site. It is too early to judge the impact that this temporary shut-down will have on future housebuilding rates, this will be kept under review over the next few months. The April 2020 Housing Land Availability Report has been published based on the situation as at early/mid-March, with a commitment to review in September.

### **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 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 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1 <sup>st</sup> April 2019	End of third quarter	Compared to base – 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter/year	Compare d to base – 1 <sup>st</sup> April 2019
<b>A - Sites with Planning Permission as at 1<sup>st</sup> April 2019</b>								
<b>1 Daventry, Monksmoor Ph 3</b> 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.		17 units completed, 10 of which were affordable. 12 units less than expected for the year.	
<b>Daventry, Monksmoor Ph 4a</b> 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		This phase was completed this year as expected.	
<b>Daventry, Monksmoor Ph 4b</b> 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.		0 completions this quarter. 12 units completed in the year, against expectation of 50.	

2019 HLA Report	End of first quarter	Compared to base - 1 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1 <sup>st</sup> April 2019	End of third quarter	Compared to base - 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter/year	Compared to base - 1 <sup>st</sup> April 2019
<b>Daventry, Monksmoor Ph 5 and Local Centre</b>  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.	↔	Site preparation works underway. No completions expected this year.	↔
<b>2 Daventry, Northampton College, Daventry Campus</b> 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 units completed. 6 units less than expected for the year.	 5 yr low
<b>3 Daventry, Micklewell Park</b> 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.	↔	Site preparation works continue, but no evidence yet of any house construction starting. Next year's expectations look unlikely to be realised.	
<b>4 Daventry, Middlemore 8(e)</b> 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	Construction has continued, but no dwellings completed.	 5 yr low

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<b>5 Daventry, Middlemore 7</b> 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	Works continued on site. Indications are that only the care home will be built initially, this will have negative impact on delivery.	 5 yr low
<b>6 Daventry, Welton Road</b> 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	Need to monitor progress on Middlemore 7 as the development of these sites is connected.	 5 yr low
<b>7 Daventry, Grange, Staverton Road</b> 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	↔	Site preparation works continue. Some houses now under construction.	↔
<b>8 Flore, North of High Street</b> 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	↔	Completed during the year, as expected.	↔

2019 HLA Report	End of first quarter	Compared to base - 1 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1 <sup>st</sup> April 2019	End of third quarter	Compared to base - 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter/year	Compared to base - 1 <sup>st</sup> April 2019
<b>9</b> <b>Kilsby, Daventry Road</b> 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	↔	Completed during the year, as expected.	↔
<b>10</b> <b>Long Buckby, East of Station Road</b> 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 units completed. 33 units completed in the year, ahead of expectations.	↔
<b>11</b> <b>Moulton, Marsh Spinney, Sandy Hill Lane</b> 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.	↔	No further units completed, but all remaining units well advanced. Exceeded expectations for the year.	↔
<b>12</b> <b>Moulton, South of Boughton Road</b> 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 <sup>th</sup> April. Site preparation underway.	↔	2 dwellings completed.	↔	6 dwellings completed. Exceeded expectations for the year.	↔	6 dwellings completed. Exceeded expectations for the year.	↔

2019 HLA Report	End of first quarter	Compared to base - 1 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1 <sup>st</sup> April 2019	End of third quarter	Compared to base - 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter/year	Compared to base - 1 <sup>st</sup> April 2019
<b>13</b> <b>Moulton, Cottingham Drive</b> – 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	↔	Completed during the year, as expected.	↔
<b>14</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 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.	↔	4 further units completed this quarter. Work is well advanced on last building, a block of flats. End of year expectations exceeded.	↔
<b>15</b> <b>Woodford Halse, Grants Hill</b> 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.	↔	9 units completed, 5 of which were affordable. End of year expectations exceeded.	↔

2019 HLA Report	End of first quarter	Compared to base - 1 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1 <sup>st</sup> April 2019	End of third quarter	Compared to base - 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter/year	Compared to base - 1 <sup>st</sup> April 2019
<b>B – Other Sites Expected to come forward</b>								
<b>1</b> <b>Daventry Central Area Site 3</b> <b>120 units</b> 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	Council is not intending to proceed with delivery of this site until new town centre vision is advanced.	 5 year Med
<b>2</b> <b>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 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	Application submitted in February 2020. Given late submission it is likely that there will be an adverse impact on delivery in future years.	 5 yr Med

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<b>3</b> <b>Daventry Micklewell Park Extension</b> – 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.	↔	Applications still expected in 2020/21	↔
<b>4</b> <b>Daventry South West</b> – 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.	↔	Application still be determined. Unlikely that there will be any completions next year, given need to submit reserved matters following any outline approval.	↘
<b>5</b> <b>West Haddon Neighbourhood Plan sites</b>  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.	↔	Sites have not yet come forward to planning application stage.	↔

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

### **4<sup>th</sup> Quarter Monitoring Report – April 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 fourth 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 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1st April 2019	End of third quarter	Compared to base – 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter /year	Compared to base – 1 <sup>st</sup> April 2019
<b>Boughton Welford Road</b> 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 <sup>th</sup> April 2019. Site preparation works underway.		Site preparation works continuing.		Site preparation works continuing.		Some units now under construction	
<b>Northampton North Southern Part</b>  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		14 units completed this quarter, 58 units completed during the year, significantly less than expected. But work well advanced on phase 2, which will enable a pick up in delivery rates.	
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.		Completed in third quarter.	

	End of first quarter 2019/20	Compared to base - 1 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1st April 2019	End of third quarter	Compared to base – 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter /year	Compared to base – 1 <sup>st</sup> April 2019
Phase 1B	Preparatory works well underway		Development well underway.		8 units completed.		14 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		Site preparation works continuing, some houses now under construction.	
<b>Northampton North of Whitehills (Buckton Fields East)</b> 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	↔	10 units completed. This Phase is now complete, as expected.	↔
<b>(Buckton Fields West –southern part)</b> 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.	↓	20 houses completed this quarter. Slightly behind expectations for the year.	↓
<b>(Buckton Fields West –northern part)</b> 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.	↔	No completions expected this year. Land is up for sale.	↔

	End of first quarter 2019/20	Compared to base - 1 <sup>st</sup> April 2019	End of second quarter	Compared to base - 1st April 2019	End of third quarter	Compared to base – 1 <sup>st</sup> April 2019	End of 4 <sup>th</sup> quarter /year	Compared to base – 1 <sup>st</sup> April 2019
<b>Northampton West</b>								
<b>Whites Lane</b> 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.	↔	Complete	↔
<b>Remainder</b>  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 <sup>th</sup> September. To be considered by SNC committee on 3 <sup>rd</sup> October.	↓	SNC's planning committee resolved to grant permission subject to completion of section 106 on 3 <sup>rd</sup> October. Legal Agreement is now being worked on.	↓	Work is continuing on the legal agreement. Expectations for 20/21 will not be realised.	↓