

DAVENTRY DISTRICT

HOUSING LAND AVAILABILITY

As at 1st APRIL 2020

UPDATE NOTE AS AT 1st SEPTEMBER



Published 1st October 2020

Introduction.

The [Housing Land Availability Report](#) published on 6th April 2020 set out the Council's housing land supply as at 1st April 2020.

That report was written in unprecedented times. The survey work and liaison with developers took place in early to mid-march when COVID 19 was beginning to have an impact on development activity, but the true extent of the impacts were still unknown. Because of those uncertainties, the report included a commitment to review the position as at 1st September. This report fulfils that commitment.

Work Undertaken.

Survey work was undertaken as usual for all sites at the end of the first quarter (i.e. 30th June 2020). This is reported in a [separate document](#), and its findings have informed this review. The report noted less activity than the same quarter in previous years, but the vast majority of sites were active.

Further survey work was undertaken in the days prior to the September 1st baseline, and liaison took place with developers and landowners.

Conclusions

COVID 19 has had some impacts on development in the District, but activity has now returned to all sites in the district (outside of the Northampton Related Development Area) for some weeks.

The table below sets out findings for each of the sites of ten or more dwellings identified in the HLA report. It identifies the progress that is being made on sites and whether or not they will still be completed in the five year period. In some cases it identifies a slippage in the build-out rates, however in some cases they will still complete in the period, in some it would mean, unless rates accelerate that some capacity would slip. The amount of potential slippage is of no significance to the overall level of supply in the district. The table also identifies some actual and potential changes to the capacity of sites, both positive and negative, these will be addressed in the full review as at 1st April 2021.

The advice in the NPPF is that assessments of housing supply should be undertaken on an annual basis. Given the unprecedented circumstances in March, a commitment was given to review to assess if a mid-year full review should be undertaken. The assessment has concluded that, whilst there have been variances with what was expected, these are not so significant that a full review is warranted.

Table 1- site by site assessment as at 1st September 2020.

	Progress reported in the Housing Land Availability (HLA) Report as at 1.4.20	Expected no. of completions in five year period (HLA 2020)	Planning Status (HLA 2020)	Notes of position as at Mid/late August 2020	Potential change in 5 year period +tive and -tive compared to 1st April position
<u>A1 Daventry, Monksmoor</u>					
Phase 1 - 200	Complete	0	-	-	0
Phase 2 - 175	Complete	0	-	-	0

Phase 3 - 212	200 units completed, further units under construction. Assumed remaining 12 would be completed in 20/21	12	RM	Progressing, remaining 12 very close to completion. No implications for the 5 year land supply.	0
Phase 4a - 57	Complete	0	-	-	0
Phase 4b - 136	12 units completed, further units u/c	124	RM	Application submitted to revise part of the site which includes 2 additional dwellings (DA/2020/0244), approved July 2020. Work on site is progressing and will be comfortably completed within 5 years.	+2
Phase 5 - 142	RM approved and site clearance underway	142	RM	Progressing on site, with several units for sale on the Crest web site. Application submitted to revise part of the phase, DA/2020/0245, not yet determined. If approved would reduce numbers by 28 units. This will be reflected in future monitoring. Despite this proposed revision, development is progressing on the part of the site not subject to the revision. It will be comfortably completed within 5 years	0
Local Centre - 73	RM submitted, but undetermined	73	Outline RM submitted	Original application was for apartments, but Crest have decided to amend scheme to provide for houses. Original application was withdrawn, and a revised application DA/2020/0464 was approved on 4 th	0

				September (after the baseline date of this review). This reduces the number of dwellings by 36 and will be reflected in future monitoring. Given scale of this phase, and that this is a well-established site it will be comfortably completed within 5 years.	
A2 <u>Daventry, Northampton College, Daventry Campus, Badby Road</u>	123 of 129 dwellings completed	6	Full	Remaining 6 dwellings either complete or under construction and all sold.	0
A3 <u>Daventry, Micklewell Park</u>	Delivery programme agreed with Orbit assumed first dwelling completions in 20/21	300	Part RM, part outline (with RM submitted, but not yet determined)	Site preparations are underway, and have been for some time, but no evidence of any physical starts on dwellings yet. Unlikely that any dwellings will be completed this year, albeit good progress on starts could reasonably be expected such that there will be a good pipeline of completions next year. Developer anticipates 30 completions in 2021/22 and then 80 per annum thereafter. Whilst this is a later start than anticipated, the higher annual build out rate will counteract some of this loss over the 5 year period.	-30
A4 <u>Daventry Middlemore 8 (east)</u>	Work started on site in summer 2019, but some delays due to archaeological find. Recommended in Autumn 2019.	59	Full	Work is progressing well on site, some houses now with roofs on and several to eaves height. Sales of shared ownership expected to start in September 20.	0
A5 <u>Daventry, Middlemore 7</u>	Mixed tenure retirement community,	353	Full	Care Home is well advanced and is expected to open at the	0

	expected to be built out within the five year period.			end of September 2020. The site owner is actively looking for a partner to take forward the remainder of the scheme.	
<u>A6 Daventry, Welton Road</u>	Mixed tenure retirement development, expected to be built out within the five year period.	40	Full	This scheme forms part of a package with site 8 at Middlemore, and will follow on from its completion. As noted above, development is progressing very well on the Middlemore site.	0
<u>A7 Daventry, The Grange, Staverton Road</u>	Work had started on site, it was assumed all 32 dwellings would be built in the 5 year period	32	Full	10 units were completed in the 1 st quarter 20/21, and as at late August there was lots of development activity on site. Will be comfortably completed within 5 years.	0
<u>A8 Daventry 7-13 Warwick Street</u>	Development was underway, and it was assumed all ten dwellings would be completed in in the 5 year period	10	Full	Conversion was well advanced in late August 20. Will be comfortably completed within 5 years.	0
<u>A9 Daventry, The Limes</u>	Start on site made several years ago, but then laid dormant.	24	Full	No further progress made. Assume site will be delivered based on the scale of the site, the absence of key infrastructure constraints and its central location.	0
<u>A10 Long Buckby, East of Station Road</u>	61 units had been completed, and further units were under construction.	46	Full	Lots of activity on site in late August 20. Only 46 houses left to complete, so will be comfortably completed within 5 years.	0
<u>A11 Long Buckby, Former St John's Chapel</u>	3 units had been completed, and several further units under construction	13	Full	One further unit complete in 1 st quarter 2020/21. Work progressing on site despite slow down due to COVID. Only 6 houses left to complete, and lots of activity on site in late August 20, so will be comfortably completed within 5 years.	0

<u>A12</u> <u>Long Buckby – west of Station Road</u>	Full application approved for Bovis Homes for 10 units.	10	Full	Application approved for 9 units, without any affordable.	-1
<u>A13</u> <u>Moulton, Marsh Spinney Land off Sandy Hill Lane</u>	78 units completed and remaining units under construction	7	Full	Site was completed in first quarter of 20/21	0
<u>A14</u> <u>Moulton South of Boughton Road</u>	14 units had been completed and several further units under construction	111	Full	13 further units were completed in the 1 st quarter of 20/21, several further units advertised for sale on Mulberry's website. Site very active in late August, with several further completions and houses under construction. 98 remaining units will comfortably be completed within 5 years.	0
<u>A15</u> <u>Overstone Farm</u>	Hybrid application approved for conversions and new build.	129	Part Outline, part Full	DDC remains confident the site will be delivered based on the scale of the site, the absence of key infrastructure constraints and the rate in which development has historically come forward.	0
<u>A16</u> <u>Weedon – Dodford Wharf Farm</u>	Outline approval for 47 dwellings.	47	Outline	Reserved Matters application submitted on in September, not yet registered	0
<u>A17</u> <u>Woodford, Byfield Road</u>	The vast majority of the dwellings on this 232 unit scheme had been completed and only 8 units remained, and these were under construction	8	RM	Last remaining units are in one apartment block, which was built (with roof on) in late August 20.	0
<u>A18</u> <u>Woodford, Grants Hill - 37</u>	33 units had been completed.	4	Full	Remaining units all under construction in late August 20. Lagan website advertising last plot in August 2020.	0
<u>B1</u>	Identified as a location for uses including	75	Allocation in the S & CLP	The Council is in the process of offering this site for a secondary	0

<u>Daventry Central Area, Site 3</u>	residential in the recently adopted Part 2 plan.			school, whilst this deal has not yet been done and a formal council decision has not been made, it makes it unlikely that this will come forward for housing. This situation will be kept under review, and if the site is sold it will be removed from the supply in April 2021.	
<u>B2</u> Daventry North East Sustainable Urban Extension	The outline application, submitted in February 2020 is expected to be determined in early 2021.	305	Allocation in WNJCS	Application being considered. The applicants have confirmed that the build-out rate is still expected to be the same as per the 2020 HLA report.	0
B3 Daventry, Micklewell Park Extension	Applications expected on both parts of the extension in October 2020, all development on the Farmstead completed in 2023/24 and 90 of the 180 dwellings on the northern section completed in the five year period.	160	Allocation in the S & CLP	The agents representing the Farmstead part of the extension have indicated a slip in the timetable of six months due to COVID 19, but that the number overall at Micklewell could increase. This slip would still result in all completions being within the next five years. The agents representing the northern extension have indicated a slip in the timetable of six to twelve months due to COVID 19. This would result in 30 less dwellings being built in the five year period	0 -30
B4 Daventry South West	Outline application already submitted, and expected to be determined in May 2020.	270	Allocation in the S & CLP	The determination of the application has slipped behind the expected timetable, and it is now planned that the application will go to Planning Committee in November. This will have an effect on the build-out rate, and it is now expected that 15,	-25

				rather than 40 dwellings will be built in 2022/23	
B5 Staverton, Braunston Lane	Outline application approved by committee subject to satisfactory section 106 agreement	15	Outline	Outline planning permission granted on 18 th August 2020. This small site can readily come forward within the five year period.	0
B6 West Haddon, Neighbourhood Plan Sites	Allocated in Neighbourhood Plan	7	Allocation in NDP	These two sites is make a very small contribution to the supply, and it would be disproportionate to liaise with the landowners re these.	0