

Housing Implementation Strategy

1st Quarter Monitoring Report – July 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 first quarter monitoring was undertaken of all sites of 10 units or more – this enables an assessment, albeit qualified (and particularly so this year with the impacts of COVID 19), 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?

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

Davertry town:

- 9 sites progressed such that the end of year results are likely to be as expected or better and gave no cause for concern¹.
- 4 site progressed less well than expected.

Rural Areas:

- 11 sites progressed, such that the end of year results are likely to be as expected or better and gave no cause for concern².

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 five years (62 compared to 147, 149, 238 and 104). A reduction was expected because many of the rural sites were completed over the last two years, 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 reduction has been compounded by the impacts of COVID 19 which meant that for the majority of sites no on-site work was done for at least part of the monitoring period. At the end of the period most sites had reverted to at least some form of normality.

The requirement has been met for eight of the last nine years, and therefore, in 5 year land supply terms, missing the requirement for one further year would not be a particular issue, provided that over the last three

¹ Several sites were behind where they were expected to be at the end of this quarter, but because the HLA report assumed they would complete well within the year, the slippage will not cause any adverse impact on the end of year results, these have therefore still be identified as green.

² As footnote 1

year period the Housing Delivery Test was complied with. This is currently expected to be the case, but the longer term impacts of COVID-19 are still unknown.

The requirement for this year reduces from last year's near peak of 580 to 470.

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

Four sites are identified as being behind expectations, all of which are in Daventry.

The largest of these, Micklewell Park, is progressing on site, but progress has been affected by COVID-19. This site will continue to be monitored, including through a review of the Housing and Availability Report in September.

Two sites, Middlemore Site 7 and Welton Road, relate to a retirement housing proposal, which continues to fall behind expectations.

The fourth site, The Limes on Warwick Street, relates to an old permission that has been kept valid by a physical start. There was some promotional activity at the start of the year, but this seems to have halted, perhaps because of COVID. This site will continue to be monitored.




Recent Relevant Appeals

None.

Assessment of progress made on individual sites




Table 1 below sets out progress made on each site of 10 units or more. The reference numbers relate to the list on page 19 of the 2020 Housing Land Availability Report.





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







-  Situation largely as expected as at 1st April 2020, 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





2020 HLA Report	End of first quarter	Compared to base - 1 st April 2020	End of second quarter	Compared to base - 1 st April 2020	End of third quarter	Compared to base – 1 st April 2020	End of 4 th quarter/year	Compared to base – 1 st April 2020
A - Sites with Planning Permission as at 1st April 2020								
1 Daventry, Monksmoor Ph 3 212 2017/18 57 Actual 2018/19 100 Actual 2019/20 43 Actual 2020/21 12 Pred.	5 units completed. This phase should be completed this year as expected.							
Daventry, Monksmoor Ph 4b 2019/20 12 Actual 2020/21 70 Pred 2021/22 54 Pred.	23 units completed, mainly flats that were started pre-COVID. Application submitted to revise part of site including 2 additional dwellings (DA/2020/0444)							
Daventry, Monksmoor Ph 5 DA/2019/0300 2020/21 18 Pred. 2021/22 46 Pred.	Site preparations underway. Application submitted to replace some of the flats with houses							



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2022/23 78 Pred. Daventry, Monksmoor Local Centre 2022/23 22 Pred. 2023/24 51 Pred <i>Crest</i>	reducing numbers by 28. (DA/2020/0245) An application for 73 units (DA/2019/0480) was withdrawn on 5 th June 20, and a revised application submitted for 37 units. (DA/2020/0464)							
2 Daventry, Northampton College, Daventry Campus DA/2016/0467 - 129 2016/17 1 Actual 2017/18 34 Actual. 2018/19 51 Actual 2019/20 37 Actual 2020/21 6 Pred. <i>Avant Homes</i>	3 units completed. This development should complete this year as expected.							
3 Daventry, Micklewell Park DA/2014/0869 - 450 2020/21 40 Pred. 2021/22 65 Pred 2022/23 65 Pred. 2023/24 65 Pred.	Site preparation works continuing, but behind schedule due to COVID 19. Completions were expected later this year, but now likely that this will slip into following year.							
4 Daventry, Middlemore 8(e) DA/2018/0388 – 59 2020/21 59 Pred. <i>Futures</i>	Work affected by COVID. Expected that this site will still complete this year, given progress made pre-COVID.							

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5 Daventry, Middlemore 7 DA/2016/1180 – 353 2020/21 27 Pred. 2021/22 76 Pred. 2022/23 124 Pred 2023/24 80 Pred 2024/25 46 Pred <i>Crown Care</i>	No further progress on site.							
6 Daventry, Welton Road DA/2017/0237 – 40 2020/21 10 Pred. 2021/22 30 Pred. <i>Crown Care</i>	No progress on site.							
7 Daventry, Grange, Staverton Road DA/2018/0701 - 32 2020/21 16 Pred. 2021/22 16 Pred.	10 units completed. Should readily achieve end of year expectations.							
8 7-13 Warwick Street DA/2016/0800 2020/21 10 Pred	Work underway. Should readily achieve end of year expectations.							
9 The Limes, Oxford Street DA/2005/1346 2020/21 12 Pred. 2021/22 12 Pred	No progress being made on site.							
10								

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Long Buckby, East of Station Road DA/2015/0666 - 107 2017/18 5 Actual 2018/19 23 Actual 2019/20 33 Actual 2020/21 25 Pred. 2021/22 21 Pred. <i>Jelson</i>	Work progressing, but impacted by COVID. No completions this quarter.							
11 Long Buckby Church, Station Road 2020/21 10 Pred.	Impacted by COVID, but lots of activity now on site. 1 unit completed							
12 Long Buckby, West of Station Road 2018/0686 2020/21 0 Pred. 2021/22 10 Pred.	No progress on site. Application approved in June to reduce to 9 dwellings. Given scale should still be possible to complete next year.							
13 Moulton, Marsh Spinney, Sandy Hill Lane 2013/0686(O) -85 2017/0071(RM) 2018/19 19 Actual. 2019/20 59 Actual. 2020/21 7 Pred. <i>Balfour Beatty</i>	All dwellings now complete.							
14 Moulton, South of Boughton Road DA/2018/1042 - 125 2018/19 0 Actual 2019/20 14 Actual 2020/21 45 Pred. 2022/23 45 Pred. 2023/24 21 Pred.	13 units completed, 6 of which were affordable.							

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<i>Mulberry</i>								
15 Overstone Farm 2020/21 0 Pred. 2022/23 40 Pred. 2023/24 50 Pred 2024/25 39 Pred.	No completions expected this year.							
16 Weedon, Dodford Wharf 2020/21 0 Pred. 2022/23 20 Pred. 2023/24 27 Pred	No completions expected this year.							
17 Woodford Halse, Byfield Road DA/2014/0110 DA/2015/0473 DA/2015/0744 232 units in total 2015/16 12 Actual 2016/17 32 Actual 2017/18 53 Actual 2018/19 60 Actual 2019/20 64 Actual 2020/21 8 Pred. <i>Taylor Wimpey</i>	No activity on site, presumably as a consequence of COVID. Should still be possible to achieve end of year expectation, as only 8 units remain.							
18 Woodford Halse, Grants Hill DA/2013/0024 – 41 DA/2018/0370 - 37 2019/20 33 Actual 2020/21 4 Pred. <i>Lagan Homes</i>	Activity on site, but progress has slowed, presumably because of COVID. Should still be possible to achieve end of year expectation, as only 4 units remain.							

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B – Other Sites Expected to come forward								
1 Daventry Central Area Site 3 120 units 2020/21 0 Pred. 2021/22 0 Pred. 2022/23 0 Pred. 2023/24 25 Pred. 2024/25 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 2020/21 0 Pred. 2021/22 0 Pred. 2022/23 5 Pred. 2023/24 100 Pred. 2024/25 200 Pred. <i>Barratts/Davidsons</i>	Application progressing, HLA assumes determination by February 2021 which is still achievable.							
3 Daventry Micklewell Park Extension – 250 2020/21 0 Pred 2021/22 0 Pred 2022/23 10 Pred 2023/24 90 Pred. 2024/25 60 Pred.	Site preparation works underway on main site. No completions expected on this site this year or next. Applications expected later this year.							
4 Daventry South West – 1100 2020/21 0 Pred	Applications being considered.							




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2021/22 0 Pred 2022/23 90 Pred 2023/24 150 Pred 2024/25 173 Pred.								
5 West Haddon Neighbourhood Plan sites 2020/21 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.							
6 Staverton DA/2019/0575 2020/21 0 Pred. 2021/22 15 Pred.	No completions expected this year.							

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 2020, or better or any changes can be readily accounted for.
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-  Real cause for concern, need to consider if any remedial steps are necessary/appropriate.

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<p>Boughton Welford Road DA/2018/0917 2020/21 20 Pred 2021/22 21 Pred. <i>Futures</i></p>	<p>Work stopped on site due to COVID 19. Expected that it will re-start in July. Given the scale of the scheme and progress made pre-COVID, it should still be possible to complete by the end of the year.</p>							
<p>Northampton North Southern Part 2017/18 21 Actual. 2018/19 47 Actual 2019/20 58 Actual 2020/21 120 Pred. 2021/22 120 Pred. DA/2017/0010 (RM) <i>Barratts/David Wilson</i></p>	<p>7 dwellings completed. Activity on site, but progress has slowed, presumably because of COVID.</p>							

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<p>(Buckton Fields West –southern part) 2019/20 20 Actual 2020/21 120 Pred. 2021/22 120 Pred. 2022/23 114 Pred. <i>Bloors</i> <i>Martin Grant Homes</i></p>	<p>16 units completed. Activity on site, but progress has slowed, presumably because of COVID.</p>							
<p>(Buckton Fields West –northern part) 2020/21 0 Pred. 2021/22 0 Pred. 2022/23 6 Pred. 2023/24 120 Pred. 2024/25 120 Pred. 2025/26 118 Pred.</p>	<p>Land is on the market. No completions expected until 2022/23.</p>							
<p>Northampton West 2020/21 50 Pred. <i>Bloors</i></p>	<p>Outline applications submitted for substantial parts of allocation. Resolution to grant in September 2019. Expecations for the year will not be met.</p>	