

Housing Implementation Strategy

2nd Quarter Monitoring Report – October 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 second 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 quarter. Of these:

Davertry town:

- 4 sites progressed such that the end of year results are likely to be as expected or better and gave no cause for concern.
- 9 site progressed less well than expected, 5 more than last quarter

Rural Areas:

- 10 sites progressed, such that the end of year results are likely to be as expected or better and gave no cause for concern¹.
- 1 site progressed less well than expected (1 more than last quarter)

Is it likely that the end of year requirement will be achieved?

The number of completions in the quarter was lower than the average of the same quarter in the previous four years, but was marginally better than last year (94 compared to 146, 166, 163 and 89). 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 this monitoring year. At the end of the current period all sites had reverted to at least some form of normality.

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.

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, subject to any impacts of the Housing Delivery Test, as set out below.

The Housing Delivery test potentially has three implications as follows:

If completions over the last three years fall below 95% of the requirement, as measured in the Housing Delivery Test, there will be a need to produce an Action Plan. Based on current progress, it is likely that delivery will fall below 95%.

If completions over the last three years fall below 85% of the requirement, the buffer required in the five year supply calculation would increase to 20%. If development rates continue as per the first two quarters the 85% would be achieved, but only just. If the buffer increased to 20%, all other things being equal (but change will occur), there would still be a five year supply.

If the level of completions fall below 75% the presumption in favour of sustainable development will apply; based on current progress this is not expected to happen.

The next Housing Delivery Test results are expected to be issued in November although for the last two years they have been significantly delayed. It is expected that the test will be passed, as it covers the 3 year period ending 31st March 2020. The concerns raised above would relate to the test results to be issued in November 2021 covering the three year period ending 31st March 2021, the last year of which would have been impacted by COVID19.

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

Four sites were identified in the first quarter as being behind expectations, all of which are in Daventry. These remain so, as follows:

The largest, Micklewell Park, is progressing on site, but progress has been affected by COVID19. The developer has now indicated that construction of houses will not start until next year. Whilst this is disappointing, it is promising that this site continues to move forward.

Two sites, Middlemore Site 7 and Welton Road, relate to a retirement housing proposal, which continues to fall behind delivery expectations. The Care Home is expected to open soon, and the promoter is actively seeking a partner to build out the remainder of these schemes.

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.

Five additional sites have become a cause for concern in the current quarter, these are:

Monksmoor, development activity is continuing albeit slowly. The developer has revised some schemes, demonstrating a continued interest and an intention to develop the site out.

Middlemore site 7 has been affected by COVID 19. The level of activity on the site is now strong, with several units nearing completion, however, some units will not now be completed until next year.

Daventry Central Area site 3 is currently being considered for disposal for a school site. If this happens it will remove any capacity for housing.

Daventry Micklewell Park extensions, the promoters have indicated a six to twelve month delay in submitting their applications. However, they have indicated the potential for more capacity on these sites.

Daventry South West, there has been a delay in submitting this application to planning committee. It is now expected to be considered in November.

This quarter there was one rural site that did not progress as expected:

Long Buckby, Station Road (Jelsons). There continues to be development activity on site, but very slow.

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. |  | 7 completions, 5 of which were affordable. This phase is now complete. |  | | | | |
| 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) |  | 3 units completed. Behind expected numbers, reasonable amount of activity on site so should see further completions later in the year, but unlikely that end of year expectations will be met. DA/2020/0244 was approved on 20 th July. |  | | | | |

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|--|---|---|--|---|----------------------|---|-------------------------------------|---|
| Daventry, Monksmoor Ph 5 DA/2019/0300 2020/21 18 Pred. 2021/22 46 Pred. 2022/23 78 Pred. | Site preparations underway. Application submitted to replace some of the flats with houses reducing numbers by 28. (DA/2020/0245) |  | Site preparation continuing, some houses now being constructed. Achieving end of year expectations will be challenging. |  | | | | |
| Daventry, Monksmoor Local Centre 2022/23 22 Pred. 2023/24 51 Pred <i>Crest</i> | 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) |  | DA/2020/0464 approved on 4 th September. No completions expected until 2022, so still on track, albeit numbers are now reduced. |  | | | | |
| 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. |  | Last 3 units completed |  | | | | |
| 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. |  | Site preparations still underway, now, not expecting any completions this year. |  | | | | |

| 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 |
|--|---|---|--|---|----------------------|---|-------------------------------------|---|
| 7-13 Warwick Street DA/2016/0800 2020/21 10 Pred | Work underway. Should readily achieve end of year expectations. | | Conversion appears substantially complete | | | | | |
| 9 Daventry The Limes, Oxford Street DA/2005/1346 2020/21 12 Pred. 2021/22 12 Pred | No progress being made on site. | | No progress being made on site. | | | | | |
| 10 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. | | 3 units completed. Well behind expectations. | | | | | |
| 11 Long Buckby Church, Station Road 2019/20 3 Actual 2020/21 10 Pred. | Impacted by COVID, but lots of activity now on site. 1 unit completed | | Further units look complete from a distance, but site is fenced off so not able to identify. Futures indicate that entire site will be completed next quarter. | | | | | |
| 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. | | As previous quarter | | | | | |
| 13 | | | As previous quarter | | | | | |

| 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 |
|---|--|---|---|---|----------------------|---|-------------------------------------|---|
| 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. <i>Mulberry</i> | 13 units completed, 6 of which were affordable. | ↔ | 18 completions, 2 of which were affordable. | ↔ | | | | |
| 15 Overstone Farm 2020/21 0 Pred. 2022/23 40 Pred. 2023/24 50 Pred. 2024/25 39 Pred. | No completions expected this year. | ↔ | As previous quarter | ↔ | | | | |
| 16 Weedon, Dodford Wharf 2020/21 0 Pred. 2022/23 20 Pred. 2023/24 27 Pred. | No completions expected this year. | ↔ | An application for Reserved Matters has been submitted, but not yet registered. | ↔ | | | | |
| 17 Woodford Halse, Byfield Road DA/2014/0110 DA/2015/0473 DA/2015/0744 232 units in total 2015/16 12 Actual | No activity on site, presumably as a consequence of COVID. Should still be possible to achieve end of year | ↔ | Remaining 8 units are now complete. | ↔ | | | | |

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|--|--|---|--|---|----------------------|---|-------------------------------------|---|
| 2016/17 32 Actual 2017/18 53 Actual 2018/19 60 Actual 2019/20 64 Actual 2020/21 8 Pred. <i>Taylor Wimpey</i> | 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. |  | Remaining units are well advanced, should be completed next quarter. |  | | | | |
| 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. |  | The Council is in the process of offering this site for a secondary school, whilst this deal has not yet been done, 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 |  | | | | |
| 2 Daventry North East Sustainable Urban Extension – 4000 units | Application progressing, HLA assumes determination by |  | As previous quarter. |  | | | | |

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|--|--|---|---|---|----------------------|---|-------------------------------------|---|
| 2020/21 0 Pred. 2021/22 0 Pred. 2022/23 5 Pred. 2023/24 100 Pred. 2024/25 200 Pred. <i>Barratts/Davidsons</i> | 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. |  | Promoters of both sites have indicated that there will be a delay in the submission of their applications by 6-12 months. |  | | | | |
| 4 Daventry South West – 1100 2020/21 0 Pred 2021/22 0 Pred 2022/23 90 Pred 2023/24 150 Pred 2024/25 173 Pred. | Applications being considered. |  | Application is not progressing as expected, now due to go to Committee in November. |  | | | | |
| 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. |  | As previous quarter |  | | | | |

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|---|------------------------------------|---|---|---|----------------------|---|-------------------------------------|---|
| 6 Staverton DA/2019/0575 2020/21 0 Pred. 2021/22 15 Pred. | No completions expected this year. |  | Outline application approved on 18 th August 2020. |  | | | | |

Part Two - Daventry District Part of Northampton Related Development Area

2nd Quarter Monitoring Report – October 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 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.

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| | 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 |
|---|---|---|---|---|----------------------|---|--------------------------------------|---|
| <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>Work has now resumed on this site.</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. <i>DA/2017/0010 (RM)</i> <i>Barratts/David Wilson</i></p> | <p><u>Phase 1</u> 7 dwellings completed. Activity on site, but progress has slowed, presumably because of COVID.</p> |  | <p><u>Phase 1 (The Avenue)</u> 15 dwellings completed, noticeable improvement on last quarter, but still well behind expectations.</p> |  | | | | |

| | 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 |
|--|---|---|---|---|----------------------|---|--------------------------------------|---|
| | | | <p><u>Phase 2 (Overstone Gate)</u></p> <p>First completions on this phase (8 no.)</p> <p>Showhome opens 10th October</p> | | | | | |
| <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>23 units completed, 9 of which were affordable. Both developers are now completing dwellings so numbers should increase in future quarters, but end of year expectations will be challenging</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>As previous quarter</p> |  | | | | |
| <p>Northampton West 2020/21 50 Pred. 2021/22 120 Pred. 2022/23 120 Pred. <i>Bloors</i></p> | <p>Outline applications submitted for substantial parts of allocation. Resolution to grant in September 2019.</p> |  | <p>Work still underway on the s106 agreement.</p> |  | | | | |

| | End of first quarter | Compared to base - 1 st April 2020 | End of second quarter | Compared to base - 1st 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 |
|--|--|---|-----------------------|-----------------------------------|----------------------|---|--------------------------------------|---|
| | Expectations for the year will not be met. | | | | | | | |