

13 December 2016

Planning and Licensing Committee

Brentwood Monitoring Report: Housing Delivery & Five Year Housing Supply

Report of: *Phil Drane – Planning Policy Team Leader*

Wards Affected: *All*

This report is: *Public*

1. Executive Summary

- 1.1 The Council regularly monitors how planning policies are being implemented in regards to the decision-taking process, as well as progress on the plan-making process for preparation of documents set out in the Local Development Scheme.
- 1.2 As agreed at Planning and Licensing Committee on 1 December 2015, as soon as monitoring data becomes available the information is collated for publication into a series of monitoring updates, each reporting on different monitoring issues, which together form the Council's Authority Monitoring Reports (AMR). For clarity these have been branded "Brentwood Monitoring Reports" to be consistent with the emerging Brentwood Local Development Plan (LDP) and other supporting documents.
- 1.3 Two monitoring updates have been prepared for publication, the first of which contains information relating to housing delivery (for the period 1 April 2015 to 31 March 2016), and the second provides an update on five year housing land supply (as at 1 April 2016 to 31 March 2021).

2. Recommendation

2.1 To approve publication of the following Brentwood Monitoring Reports:

- a) **Housing Delivery 2015/16, as set out in Appendix A; and**
- b) **Five Year Housing Supply 2016-2021, as set out in Appendix B.**

3. Introduction and Background

- 3.1 The Localism Act 2011 and 2012 Regulations set out changes to the Council's monitoring responsibilities, giving local planning authorities more flexibility as to how and when they prepare their monitoring reports. As agreed at Planning and Licensing Committee on the 1 December 2015, and in accordance with the Council's commitment to sharing public data, available monitoring data on specific themes will be published as soon as possible
- 3.2 This report provides an overview of the following monitoring updates, each one forming a series of downloadable reports and spreadsheets:
- a) Housing Delivery 2015/16 - a review of key residential indicators
 - b) Brentwood Borough's five year housing land supply as at April 2016.

a) Housing Delivery 2015/16

- 3.3 The indicators used to monitor the Local Plan are in the process of being updated as the Council prepares a new Local Development Plan for the Borough. Once adopted the new Plan will establish targets and indicators that will be used to monitor the effectiveness of its policies over time.
- 3.4 Prior to the adoption of the new Plan this Housing Delivery chapter provides an update of key residential indicators and detailed information on residential completions in the Borough.

b) Five Year Housing Supply 2016 to 2021

- 3.5 The National Planning Policy Framework (NPPF) requires local planning authorities to assess whether they have a supply of specific, deliverable sites which is sufficient to meet their identified housing requirement over a five year period.
- 3.6 Whether or not the Council can demonstrate a five year supply of 'deliverable' housing sites is important as this needs to be considered when planning applications for new housing are determined.

4. Issue, Options and Analysis of Options

4.1 The full monitoring report for Housing Delivery 2015/16 is set out in Appendix A. Key findings from Housing Delivery monitoring include:

- a) Housing Completions: A total of 111 (net) homes were completed during 2015/16, 85.6% of which were on previously developed land. Completions are slightly reduced from the previous monitoring year and the total falls short of the Borough's annual objectively assessed housing need (362 dwellings per year) by 251 dwellings.
- b) Prior Approvals: Over recent years the Government has revised 'permitted development rights' to allow changes of use of certain retail units, office and agricultural buildings to be converted to residential use without planning permission, via a prior approval application made to the Council. In 2015/16, 162 residential properties were given prior approval.
- c) Affordable Housing: A total of 16 affordable homes were completed in 2015/16, contributing 14.4% of total residential completions in the monitoring year.
- d) Windfall: The Borough has seen an average net windfall completion rate of 36 dwellings per annum over the past seven years. When taken as a percentage of total completions, windfalls account for 20%, with brownfield windfalls comprising the majority (94%) of all windfall completions.

4.2 The full monitoring report for Five Year Housing Land Supply 2016-2021 is set out in Appendix B. Key findings from Five Year Supply monitoring are:

- a) Housing Requirement: The Borough's five year housing requirement is based on the most up-to-date assessment of objectively assessed need, calculated to be 362 new homes per year. Over five years this equates to 1,810 new homes, plus appropriate buffer (additional 5% = 126) and any undersupply from previous years (709). When adding these elements the five year requirement totals 2,645 new homes.

- b) Housing Supply: The Borough has an identifiable and deliverable supply of 1,414 homes over the next five years. When measured against the requirement, supply is 1,231 short. This equates to a housing land supply of 2.67 years, as set out in Table 1.

Table 1: Summary of housing supply, 1 April 2016 to 31 March 2021

Calculated five year requirement plus buffer of 5% & shortfall	2,645 homes
Annual average requirement	529 homes
Total identifiable five year supply	1,414 homes
Annual average supply	282.8 homes
How many years housing supply?	2.67 years

- 4.3 The Government has instructed local authorities to take a proactive stance to publishing information, making sure that it is easy to find and understand. Guidance states that data must be published without restriction. Public data should be released in an "open format" that is reusable, available to everyone to be exploited for social and/or commercial purposes.
- 4.4 To this end the Council has committed to the DataShare service, available to view on our website under "Open Data". This service makes it easier for everyone to access and inspect data, and simpler for those who need to use data in their applications, websites and widgets.
- 4.5 Planning and related data published as part of the AMR is included for viewing on DataShare. This supports the Council's commitment to transparency, involvement and innovation, making public data (that is not sensitive or personal) freely available to view and download in a variety of formats. The Council's DataShare site can be accessed at opendata.brentwood.gov.uk

5. Reasons for Recommendation

- 5.1 It is important that the Council publishes monitoring information in order to share performance and achievements with the local community as information becomes available. It also meets the monitoring requirements set out in the NPPF and Town and Country Planning Regulations 2012, as amended by the Localism Act 2011.

- 5.2 In addition to publishing monitoring information in usual formats, such as a PDF document on the Planning pages of the Council's website, use of the DataShare site will help meet the Council's commitment to being open and transparent. AMR data will be freely available to view and download in a variety of formats.

6. Consultation

- 6.1 AMRs are not subject to public consultation, they report factual data published for the purposes of openness and transparency. Documents that the reports monitor will be available for public consultation (i.e. Local Development Plan, Community Infrastructure Levy, and Neighbourhood Plans), as well as planning applications that have statutory consultation periods applied.

7. References to Vision for Brentwood 2016-19

- 7.1 AMRs monitor the performance of planning policies, including those in the existing development plan and emerging Brentwood LDP, preparation of which is an identified priority in the Council's Corporate Plan (2015) Vision for Brentwood 2016-19 (Planning & Licensing).

8. Implications

Financial Implications

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- 8.1 The cost of monitoring data, both as part of preparing a new Local Development Plan for the Borough and the statutory requirements of regularly publishing information, has been accounted for within the Planning Policy budget.

Legal Implications

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- 8.2 The requirement to regularly publish monitoring data related to Local Development Plan progress and policy implementation is set out in the Localism Act 2011 (Section 113) and Town and Country Planning Regulations 2012 (Regulation 34).

9. Background Papers

None

10. Appendices to this report

Appendix A	Brentwood Monitoring Report, Housing Delivery 2015/16
Appendix B	Brentwood Monitoring Report, Five Year Housing Supply 2016-2021

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