

12 December 2017

Planning & Licensing Committee

Brentwood Monitoring Report: Housing Delivery 2016/17

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

Wards Affected: *All Wards*

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 The latest monitoring report in this series of updates has been prepared for publication, with information relating to residential completions for the period 1 April 2016 to 31 March 2017 (data available after March 2017 is included where appropriate).

2. Recommendation

- 2.1 To approve publication of the Brentwood Monitoring Report: Housing Delivery 2016/17, as set out in Appendix A.**

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 Housing Delivery 2016/17 and forms one of a series of downloadable Brentwood Monitoring Reports and spreadsheets:
- 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 report provides an update of key residential indicators and detailed information on residential completions in the Borough.

4. Issue, Options and Analysis of Options

- 4.1 The full monitoring report for Housing Delivery 2016/17 is set out in Appendix A. Key findings from Housing Delivery monitoring include:
 - a) Housing Completions: A total of 150 (net) homes were completed during 2015/16, 84.1% of which were on previously developed land. Completions have slightly increased from the previous monitoring year, however the total falls short of the Borough's annual objectively assessed housing need of 380 dwellings per year by a 230 dwelling deficit.
 - b) Dwelling size and type: Of the 150 (net) new homes completed in 2016/17, 85% were one or two bedroom dwellings, and 66% of completions were in the form of flats.
 - c) 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. Since these changes in permitted development rights, first introduced 2013, the number of residential dwellings granted through prior approval has totalled 411, only 24

of which have been completed with 387 dwellings yet to be completed (as at 30 September 2017).

- d) Affordable Housing: A total of 22 affordable homes were completed in 2016/17, contributing 14.6% of total residential completions in the monitoring year. This falls short of Brentwood's annual affordable housing need of 107 dwellings per year (as set out in the Strategic Housing Market Assessment Part 2, 2016).
- e) Windfall: The Borough has seen an average net windfall completion rate of 39 dwellings per annum over the past eight years. When taken as a percentage of total completions, windfalls account for 22%, with brownfield windfalls comprising the majority (93.5%) of all windfall completions.

4.2 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.

4.3 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.

4.4 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 Corporate Plan

- 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

- a) None

10. Appendices to this report

- a) Appendix A: Brentwood Monitoring Report, Housing Delivery 2016/17

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