

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Annual Monitoring Report, including Five Year Housing Land Supply
Meeting/Date:	Overview and Scrutiny Panel (Economy and Growth) – 5th January 2017 Cabinet – 19th January 2017
Executive Portfolio:	Councillor R Harrison – Executive Councillor for Growth
Report by:	Head of Development
Ward(s) affected:	All

Executive Summary:

The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to produce a monitoring report. The Regulations have removed the requirement to make this an annual report submitted to the Secretary of State. This Council continues to produce an annual report as it is felt that this effectively fulfils the purpose of sharing the performance and achievements of the planning service with the local community, as well as showing historic trends through the framework of existing indicators.

The Annual Monitoring Report (AMR) is published in December each year. The December 2016 AMR covers the reporting period 1st April 2015 to 31st March 2016 and provides information on progress of the Local Plan against the Local Development Scheme, details total CIL receipts, sets out the position on Neighbourhood Plans and the Duty to Cooperate, provides an analysis of policy performance and effects based on over 25 indicators, and sets out the position on Housing Development and Supply (including 5 year housing land supply) and Business, Retail and Leisure Development.

In terms of 5 year housing land supply, the AMR demonstrates that the Council continues to have a 5 year housing land supply.

Recommendations:

That the Cabinet is invited to comment on the Annual Monitoring Report.

1. PURPOSE OF THE REPORT

- 1.1 To ensure that the publication of the Annual Monitoring Report (AMR) is more widely publicised and Members are informed of and have the opportunity to comment upon the content of this, the 12th AMR.

2. WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 The AMR is published on the Council's website each year but the Peer Review Action Plan included an action to "Present details of progress indicated in the Annual Monitoring Report to O&S and Cabinet". The 2 page Executive Summary of the AMR is reproduced as an Appendix. The full document can be viewed via the link under the Background Papers heading below and via the Planning/New Local Plan to 2036/Monitoring, Research and Evidence Base page on the Council's website.

3. ANALYSIS OF 5 YEAR HOUSING LAND SUPPLY

- 3.1 The AMR provides information on progress of the Local Plan against the Local Development Scheme, details total CIL receipts, sets out the position on Neighbourhood Plans and the Duty to Cooperate, provides an analysis of policy performance and effects based on over 25 indicators, and sets out the position on and Housing, Business, Retail and Leisure Development, but it is often the 5 year housing land supply part that comes under the most scrutiny.
- 3.2 The Government is committed to increasing housing supply, and the National Planning Policy Framework (NPPF) indicates that 'sustainable development' should be approved. If a Council has a 5 year housing land supply it should grant planning permission unless the adverse impacts of doing so would outweigh the identified benefits. If a Council does not have a 5 year housing land supply planning permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this (the National Planning Policy) Framework taken as a whole" (paragraph 14 of the NPPF). When a Council does not have a 5 year supply, it does not mean that all development should be approved but the bar for justifying refusing of an application is higher. A 5 year housing land supply is therefore important for this reason, but perhaps even more importantly, the supply of land for housing in this short/medium term is necessary to deliver the Council's growth aspirations and meet the identified need in the District.
- 3.3 The December 2016 AMR demonstrates that the Council has a 5.24 years housing land supply. This is very slightly higher than the supply last year of 5.23 years. This small increase is also in the context that some permissions counted towards the supply last year cannot now be counted, and new guidance that a buffer should be added to any backlog. A like-for-like comparison using the same criteria as last year would give a supply of 5.50 years for this year compared to 5.23 years for last year. In demonstrating a 5.24 years supply, the Council continues to take a cautious approach to site delivery rates. The projections of site delivery rates supplied by developers/agents equate to a 6.22 years housing land supply. It is likely that applicants will however continue to challenge the Council's position.
- 3.4 To ensure that we continue to have a 5 year supply it is important that we continue to meet performance targets and issue decisions without delay, and continue to focus on growth and dedicate resources and expertise across the

Service to this. It is also critical that planning consents for new housing developments continue to be granted apace by both delegated decision and schemes presented to Development Management Committee and that it is recognised that developments of all scales, including small developments, make a positive difference to the supply of housing. A Housing White Paper is expected in early 2017 that it is hoped will include wider measures to unlock developments and accelerate the development industry in building out permitted sites.

Five year housing supply against Local Plan target

Years in Local Plan period	25
Years remaining in Local Plan period	20
Local Plan dwelling target to 2036	21,000
Annual requirement	840
Target 2011 to 2016 (840 x 5)	4,200
Completions 2011 to 2016	2,996
Shortfall on completions target 2011 to 2016 (4,200 – 2,996)	1,204
5 year target (840 x 5)	4,200
5 year target + shortfall + 5%	5,674
Annual equivalent requirement	1,135
5 year supply 1 April 2016 to 31 March 2021	5,941
Achievable supply (as a % of target + shortfall + 5%)	104.7%
Equivalent years of requirement + shortfall + 5%	5.24 years

4 COMMENTS OF OVERVIEW & SCRUTINY PANEL

- 4.1 The Panel received the Annual Monitoring Report including Five Year Housing Land Supply. Members expressed some concern that despite the Council granting planning permission, nothing can be done to ensure that developers build out sites that have extant planning permission therefore making it difficult for the Council to achieve their housing completions target.
- 4.2 A Member questioned whether the Council can meet their housing completions target and also make up the shortfall despite the fact that in the previous five years the target has only been met once. The Panel was told as larger sites are beginning to be developed then the shortfall will be recovered and the target met.
- 4.3 Despite some challenges from outside of the Council, Members welcomed the information that the Council do have a five year housing land supply and that the planning team have the confidence to defend the Council when challenged on this matter.

5. REASONS FOR THE RECOMMENDED DECISIONS

- 5.1 To ensure that Members are informed of and have the opportunity to comment upon the content of the Annual Monitoring Report.

6. APPENDIX

- 6.1 Appendix 1 Executive Summary of the AMR

BACKGROUND PAPERS

[Annual Monitoring Report December 2016](#)

[Report to 8th September 2016 Overview & Scrutiny \(Economy and Growth\) Panel - Annual Actual Completions Compared to Projected Housing Completions since 2011/12](#)

CONTACT OFFICER

Clare Bond – Planning Policy Team Leader: Tel No. 01480 388435

Clare.bond@huntingdonshire.gov.uk