

Brexit, Infrastructure and Legislative Change Overview and Scrutiny Committee



Date of meeting:	25 September 2019
Title of Report:	Annual Housing Statement
Lead Member:	Councillor Mark Coker (Cabinet Member Strategic Planning and Infrastructure)
Lead Strategic Director:	Anthony Payne (Strategic Director for Place)
Author:	Grant Jackson (Planning Officer)
Contact Email:	Grant.Jackson@plymouth.gov.uk
Your Reference:	N/A
Key Decision:	No
Confidentiality:	Part I - Official

Purpose of Report

Each Local Planning Authority in England is required by the National Planning Policy Framework to produce an Annual Housing Statement setting out key facts around the delivery of housing in their area. The information in the Annual Housing Statement covers a range of indicators, such as the number of new dwellings completed, with planning permission but not started, and under construction at the 1st April each year. The most important element of the Annual Housing Statement relates to whether the local planning authority can demonstrate a 5 year land supply of sites for housing development.

In July 2019, the Joint Local Plan Partnership Board approved the publication of the first JLP Housing Position Statement to be produced following the adoption of the Plymouth and South West Devon Joint Local Plan (in March 2019). This Housing Position Statement used the results of the 2019 Annual Housing Survey to set out a full set of information on housing delivery across the plan area, including the up to date 5 year land supply. It should be noted that following the adoption of the JLP, monitoring of housing delivery, and particularly the calculation of the 5 year land supply, is undertaken for the whole plan area – i.e. Plymouth City Council, and those parts of South Hams District Council and West Devon Borough Council which fall outside of the Dartmoor National Park Authority area. The Housing Position Statement therefore sets out information on housing delivery at the whole plan level, information on delivery in each of the Policy Areas set out in the JLP (the Plymouth Policy Area and the Thriving Towns and Villages Policy Area), and at individual local planning authority level – following the approach to monitoring set out in Policy SPT3 and Annex 2 of the JLP.

The Housing Position Statement is attached to this report, and Committee is asked to note the following key headlines from the document:

- Across the plan area, a total of 1,388 dwellings (net) were delivered between April 2018 and April 2019. Of these, 850 were delivered in Plymouth. This level of completions shows that the JLP is on track to deliver its housing target.

- Across the plan area there were 2,204 dwellings under construction at April 2019, and 13,250 dwellings with planning consent – demonstrating the strength of the supply of land for new homes across Plymouth and South West Devon.
- There was also a high level of new dwelling starts during the monitoring year of April 2018 to April 2019. Across the plan area construction had commenced on 1,845 homes (932 of which were in Plymouth) Taken with the high level of dwellings under construction, this leads to a forecast of 1,925 dwellings (net) being completed in the next monitoring year (2019 – 2020), 1,156 (net) are forecast to occur in Plymouth.
- Taken together, this performance leads to a very robust 5 year land supply position. A total of 8,797 dwellings are identified across the plan area in the 5 year land supply (4,117 of which are located in Plymouth), which equates to 6.4 years of supply when compared to the target set out in the JLP.
- 1,663 affordable dwellings (net) were delivered in the first 5 years of the plan period at an average of 333 dwellings per year (1,036 of which are located in Plymouth) . This delivery is slightly ahead of the targets set out in the JLP.

Recommendations and Reasons

It is recommended that the contents of this report, and the attached Housing Land Supply Position Statement 2019 is noted.

Alternative options considered and rejected

All Local Planning Authorities are required to produce an Annual Housing Statement setting out the detailed information contained in the report.

The National Planning Practice Guidance provides the option of ratifying a 5 year land supply (5YLS) position through inspection by the Inspectorate every year and therefore fixing the position for 12 months. The process is costly and resource intensive and is perhaps more appropriate for authorities who are seeking to move from non-demonstration to demonstration of a 5YLS or authorities whose 5YLS is marginal. As we can demonstrate a robust and substantial 6.4 YLS position it is not considered that the JLP Councils need to apply to the Inspectorate at this time to confirm the 5YLS position, particularly given the cost and resource implications of doing so.

The option of choosing to have the 5YLS examined by the Inspectorate remains open each year, and so if officers feel there is merit in using this process in future years as a result of the monitoring of housing delivery, the option to do so would be available to the JLP Councils, and the Partnership Board would be asked to decide on a course of action.

Relevance to the Corporate Plan and/or the Plymouth Plan

The Annual Housing Surveys and the Housing Position Statement show that housing delivery, both across the JLP plan area and in Plymouth is on track to deliver the targets set out in the Plymouth and South West Devon Joint Local Plan and the Plymouth Plan.

Implications for the Medium Term Financial Plan and Resource Implications:

No implications

Carbon Footprint (Environmental) Implications:

The JLP sets out a spatial strategy for development across Plymouth and South West Devon, which represents a sustainable distribution of homes, employment premises, infrastructure and facilities and which ensures that sensitive environments are protected. It also sets out policies to require development uses low carbon building practices and encourages small scale renewable energy generation. This report shows that housing development is coming forward as envisioned by the JLP, and by showing the JLP Councils can demonstrate a robust 5 year land supply of land for housing also ensures that the spatial strategy and policies set out in the plan can continue to be delivered without challenge. This report therefore enables the Councils to continue to deliver sustainable development which provides the opportunities for people to reduce their carbon footprint.

Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

* When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.

No implications

Appendices

*Add rows as required to box below

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable)						
		If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.						
		1	2	3	4	5	6	7
A	Plymouth, South Hams & West Devon Local Planning Authorities' 2019, 5 Year Housing Land Supply Position Statement July 2019							

Background papers:

*Add rows as required to box below

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of any background paper(s)	Exemption Paragraph Number (if applicable)						
	If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.						
	1	2	3	4	5	6	7

Sign off:

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Originating Senior Leadership Team member: Paul Barnard

Please confirm the Strategic Director(s) has agreed the report? Yes - Anthony Payne

Date agreed: 11/09/2019

Cabinet Member approval:

A handwritten signature in black ink that reads "Mark A Coker". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval shape.

Date approved: 16/09/2019