
HOUSING DELIVERY POSITION: INTERIM UPDATE REPORT APRIL 2019 - SEPTEMBER 2019

1 PURPOSE OF REPORT

- 1.1 To provide Members with an update on housing delivery in the current monitoring period, specifically over the period April 2019 to September 2019, in response to a request made at the 7 October 2019 meeting of the Planning Policy Sub-Committee.

2 INTRODUCTION

- 2.1 This interim update report has been prepared in response to a Member request at the 7 October 2019 meeting of the Planning Policy Sub-Committee. In particular, this report sets out an interim position statement on housing delivery over previous quarter(s).
- 2.2 In December 2019, the Council published its Authority Monitoring Report (AMR) for the monitoring period April 2018 – March 2019. The AMR includes an analysis of housing delivery over the period and how this related to the District's housing target and local housing need figures, including consideration of whether or not the District can demonstrate a five-year housing land supply, as required by the National Planning Policy Framework (NPPF).
- 2.3 In October 2019, the Council also published its first Housing Delivery Test Action Plan. The Housing Delivery Test (HDT) was introduced through revisions to the NPPF in 2018 and provides for an annual retrospective measurement of each local authority's housing delivery performance on a rolling three-year basis. There are various 'penalties' applied to local authorities where the housing delivery performance falls below 95% of their housing requirement over that three-year period. As the District's housing delivery over the first monitoring period was around 75% of its requirement, it was required to prepare and publish an [action plan](#) – to consider the root causes of under-delivery and put in place actions to improve delivery – and to incorporate a 20% buffer in its housing supply calculations.
- 2.4 The requirements of the NPPF with respect to maintaining a sufficient supply of housing, including satisfying both the HDT and five-year housing land supply tests, mean it is important that the Council continues to ensure there is a sufficient supply of housing being delivered in Rochford District. The Council's latest AMR concluded that the District was able to demonstrate a future supply of housing sufficient to meet needs over a five-year period. Furthermore, the majority of the District's land area is covered by policy and environmental constraints, including the Metropolitan Green Belt and internationally important habitats. Together these factors mean that, in the short term, the risks presented by the presumption in favour of sustainable development (as explained in paragraph 4 below), including the risk of

speculative development being granted on appeal, are considered relatively low.

- 2.5 This update report has been prepared to provide an interim understanding of housing delivery in the current monitoring period, including the status of key strategic housing sites and how these are progressing into the construction phase.
- 2.6 At the time of preparation, it has been possible to report on housing delivery over two quarters of the current monitoring period, being April 2019 to June 2019 and July 2019 to September 2019. Future reports will continue to report retrospectively on delivery in previous quarters, ensuring Members are able to monitor housing delivery performance during the monitoring period in addition to at the end of the monitoring period when the Council's AMR is published.

3 HOUSING DELIVERY IN PREVIOUS QUARTERS

- 3.1 As set out in Table 1 below, the Council's monitoring returns show that 106 dwellings were completed between 1 April 2019 and 30 September 2019. The allocated site at Hall Road, Rochford was by far the single biggest contributor to delivery, making up around 89% of housing completions in this period.
- 3.2 If this delivery rate was to continue over the remainder of the monitoring period, the Council could expect around 212 dwellings to be completed in the period.

Table 1: Housing Delivery Per Site, April 2019 – September 2019

SITE	MARKET (NON-AFFORDABLE)	ALL AFFORDABLE
LAND NORTH OF HALL ROAD, ROCHFORD	58	36
STAR LANE, GREAT WAKERING	5	0
LAND ADJACENT TO 3 THE SPINNEYS, HOCKLEY	3	0
17 VICTORIA ROAD, RAYLEIGH	1	0
18 KINGSMANS FARM ROAD, HULLBRIDGE	1	0
8 WARWICK ROAD, RAYLEIGH	1	0

SITE	MARKET (NON-AFFORDABLE)	ALL AFFORDABLE
44 CLIFTON ROAD, ASHINGDON	1	0
INITIAL TOTALS	70	36
TOTAL	106	

- 3.3 Delivery of 212 dwellings over the monitoring period would represent a moderate (38) shortfall against the Council’s adopted housing target of 250 dwellings per year and a greater shortfall set (173) against the local housing need figure (calculated using the standard methodology in national policy) of 385 dwellings per year. As the Council’s development plan is more than five years old, the NPPF is clear that it is the local housing need figure that the Council’s delivery performance should be measured against.
- 3.4 Despite this projected shortfall, there is strong evidence to suggest that the Council’s housing delivery will improve over the remainder of the monitoring period, and into future monitoring periods. Firstly, it is likely that the estimated completions of 106 in the previous two quarters is an under-estimation. This is because there is often a time delay in the reporting of completions which are picked up in end-of-year monitoring.
- 3.5 Secondly, there has been positive progress made on the delivery of several strategic sites across the District in the last two quarters, which has increased the sources of delivery beyond the narrow pool of sites seen in the last two quarters. It is likely that these sites will make a sizable contribution to delivery in the remainder of the monitoring period which is likely to mean that a greater number of dwellings are completed than currently projected. Progress in the delivery of these strategic sites is reported in Table 2 below.
- 3.6 In addition to those sites listed, there has also been some progress made on the delivery of large strategic sites at South East Ashingdon, Land West of Little Wakering Road and Timber Grove in the last two quarters. These sites may not deliver dwellings in the remainder of the monitoring period but are expected to make sizable contributions to delivery in future periods.
- 3.7 In total, it is estimated that around 400 dwellings are currently under construction across the District and capacity for a further 2,700 dwellings has been identified on sites under construction, with planning permission or allocated in the current development plan.
- 3.8 Given the factors detailed above, there is not considered to be any immediate need for the Council to take any actions beyond those actions already listed in

the Council’s Housing Delivery Test Action Plan (published in October 2019). The Council will continue to monitor and report on housing delivery on a quarterly basis so as to allow both Members and officers to monitor housing delivery trends over time and take appropriate actions to improve delivery, where appropriate, in a timely and pro-active manner.

Table 2: Status of Delivering Strategic Housing Sites at December 2019

SITE	STATUS	OUTSTANDING UNITS
LAND NORTH OF HALL ROAD, ROCHFORD	Under Construction	290 (of which 144 are known to have commenced)
STAR LANE, GREAT WAKERING	Under Construction	179 (of which 105 are known to have commenced)
THREE ACRES, ANCHOR LANE, CANEWDON	Functionally complete (Awaiting final confirmation and certificate)	35 (of which all are commenced)
BIRCH LODGE, ANCHOR LANE, CANEWDON	Under Construction (Some units complete or near complete)	14 (of which all are commenced)
SITE OF BULLWOOD HALL, BULLWOOD HALL LANE, HOCKLEY	Under Construction	72 (of which up to 15 are known to have commenced)
LAND BETWEEN WINDERMERE AVENUE AND LOWER ROAD, HULLBRIDGE	Under Construction	500 (of which 30 are known to have commenced)
LAND SOUTH OF RAWRETH LANE, RAYLEIGH	Under Construction	500 (of which 54 are known to have commenced)

4 RISK IMPLICATIONS

- 4.1 The Council’s housing delivery performance is assessed in two main ways, as set out in the National Planning Policy Framework (NPPF). Specifically, the NPPF expects each local authority to be able to demonstrate a five-year

supply of housing land (i.e. it can identify enough specific and deliverable sites to deliver enough houses over the next five years) and sets out a process for undertaking annual retrospective assessments of housing delivery performance over three year rolling periods (the Housing Delivery Test).

- 4.2 If the Council is unable to satisfy either or both tests, the Council's local development plan may be considered out of date and could therefore be subject to the presumption in favour of sustainable development (Paragraph 11 of the NPPF). If the presumption was to apply, the Council may be less able to resist unwanted or speculative development as a view could be taken that the need to provide housing in the District outweighs other considerations. It should be recognised, however, that the District's land area is highly constrained, including much of its undeveloped land being designated as part of the Metropolitan Green Belt, and at this time, the policy protections afforded to the Green Belt are considered to prevail over the presumption in favour of sustainable development. The NPPF makes it clear that Green Belt land can only be released for development through the preparation of a Local Plan.
- 4.3 The preparation of regular progress reports will allow the Council to take a more timely and proactive approach to improving housing delivery in the District, in support of the Council's Housing Delivery Test Action Plan.

5 RESOURCE IMPLICATIONS

- 5.1 The monitoring of housing completions and preparation of this update report have been achieved within existing agreed budgets and resources.

6 LEGAL IMPLICATIONS

- 6.1 The Council is required to monitor the performance of its planning policies by the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012, including through the publication of Authority Monitoring Reports (AMRs). Whilst the preparation of interim reports such as this may help in the fulfilment of these requirements, there are no legislative requirements to prepare or publish interim reports.

7 EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 An Equality Impact Assessment has not been completed as no decision is being made.

8 RECOMMENDATION

- 8.1 It is proposed that the Sub-Committee **RESOLVES**

That the Housing Delivery Update Report April 2019 – September 2019 be noted.



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Background Papers:-

None.

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