

MEETING TITLE AND DATE:

Local Plan Cabinet Sub Committee
26th March 2019

REPORT OF:

Executive Director Place Sarah Cary

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| Agenda – Part: | Item: 4 |
| Subject: Annual Monitoring Report and updated housing trajectory 2019 | |
| Wards: ALL | |
| Cabinet Member consulted: Cllr Ahmet Oykener (Property and Assets) | |

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1. EXECUTIVE SUMMARY

This report provides Members with an updated performance monitoring report against key planning policy areas and revised housing trajectory to monitor Enfield's five year housing supply.

Report titled: Annual Monitoring Report and Housing Trajectory 2019 is as attached as Appendix 1.

2. RECOMMEDATION

Members of the Local Plan Cabinet Sub Committee (LPCSC):

- Endorse the content of this report as evidence to support the new Local Plan and to demonstrate an up-to-date five-year housing supply;
- Note the content of the Local Plan AMR and approve it for publication on the Council's website.

3. WHY THIS REPORT IS NEEDED?

- 3.1 Enfield's Local Plan provides the spatial planning mechanism for the delivery of the Council's Corporate Plan and will assist in the achievement of the Council's key priorities.
- 3.2 Maintaining and demonstrating an ongoing five-year supply of deliverable housing is also key to the Council's ability to control the pattern of housing growth across the borough and to determining planning applications in line with the policies in the current Local Plan.
- 3.3 Therefore, monitoring the performance of our adopted Local Plan policies is an important process that informs the successful development and evolution of an up-to-date and sound Local Plan.
- 3.4 The AMR and Housing Trajectory included at appendix 2 of the main report cover the period 2016/17 and 2017/18 financial years and future year up to 2023 to cover recent legislative and regulation changes to housing monitoring and supply requirements set by central government under revisions to the National Planning Policy Framework (NPPF) and the recent introduction of the Housing Delivery Test (HDT) and potential consequences of under delivery.

4. BACKGROUND

- 4.1 Enfield's Monitoring Report is a legal requirement of the Planning and Compulsory Purchase Act (2004) as amended by the Localism Act 2011. The report must be prepared at least annually and contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in local development documents are being achieved.
- 4.2 The Town and Country Planning (Local Planning) Regulations came into force on 6th April 2012, along with the National Planning Policy Framework (NPPF) revised and adopted since then (February 2019). Regulation 34 sets out the requirements for local planning authorities' monitoring reports.
- 4.3 The Localism Act 2011 (and Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended) has removed the requirement for local planning authorities to submit a single AMR to the Secretary of State each year, or to provide data on national indicators. However, the Council is still required to publish reports covering annual data sets, in the interests of transparency and keep an up to date housing trajectory.

5. LOCAL PLAN ANNUAL MONITORING REPORT

- 5.1 Summary of AMR reporting period (2016/17 to 2017/18):
 - Enfield's population has increased slightly since 2015, it currently is approximately 333,000 people and 130,000 households.

- The diversity of ethnicity within the borough remains similar as previous years, predominately white British (35%), Other white groups (25%), Black Group (18%) and Asian Group (10%), Mixed and other ethnic groups make up the remainder.
- Housing completions – In 2016/17 a total 1,003 (gross)/884 (net) new homes were built, of the total 302 were affordable. Then in 2017/18 only 526 (gross)/397(net) new homes were built, of the total 37 were affordable. Although there has been a decrease in housing delivery since 2016/17. Enfield's projected pipeline as of the 31st March 2018 remains on track, with approximately 3,241 (net) new homes yet to be completed. This accounts for a number of large schemes that have but which have not formally been recorded through the London Development Database until such time that the entire scheme is completed. The Ladderswood regeneration project is an example.
- Upgrade to existing Western Field (Tottenham Hotspur training ground) was completed. Inclusion of community space as part of the Notting Hill Estate Development in the North Circular Road area.
- Average house prices have risen from £372,205 to £383,142 from 2015 to 2016, which is a 17% increase. However, since 2016 there has been insignificant increase of only 1% from 2017 to 2018 to £397,158.
- Vacant dwellings have increased from 2015 of 1907 dwellings to 2,298 in 2016 and in 2017 a total of 2,349 new dwellings.
- Office to residential (loss) in 2016/17 – 17,768sqm of office space was lost to residential conversions (327 residential units). In 2017/18 – 5543sqm of office space was lost to residential conversions (96 residential units). The continued loss of B1 office space is driven by the 2013 change in Permitted Development.
- The number of jobs within the borough continues to decrease from 2015 where there were 132,000 jobs and now 131,000 jobs as of 2016 according to ONS. This means employment has continued to decrease in the borough as stats from nomisweb data indicate. Employment in the borough decreased from 2015/16 from 71.2% down to 69.5% in 2017/18.
- Crime rate has increased significantly from 82.36% in 2015/16 to 92.14% in 2017/18 (per 1,000 of population).
- In 2016/17 total of 34,200 primary places were allocated, with an additional 394 new places and 20,100 secondary places, with additional 126 new places and 581 Special School places. Following year in 2017/18 there were a total of 34,170 primary places allocated with a loss of 30 places due to Key transferring from Key Stage 2 to Key Stage 3, secondary places of 20,190 allocated and additional 900 new places, 682 special school places with additional 101 new places given.

- The increase in additional school places in 2016, was due to the Garfield School Expansion being completed which created an additional 210 new spaces for pupils. The school has been increased to provide three forms of entry (previously 2) which overall allowing the new school to have a total capacity for 630 pupils, with 23 classrooms, a library, an ICT suite, group and staff rooms, and kitchens.
- Education – GSCE results for students in the borough in 2016/17, 46.2% of students achieved attainment 8 level, which was lower than the London average of 48.9% but higher than overall England percentage of 44.6%. In 2017/18, 46.1% of students achieved attainment 8 level, which was lower than the London average of 49.2% but higher than the overall England percentage of 44.3%.
- Cycle Enfield – significant progress has taken place on delivery between 2016 to 2018. The A105 Green Lanes major project has been fully implemented, creating 10km of segregated cycle lanes, along with town centre public realm enhancements and increases in pedestrian facilities. This project has secured a number of awards for Enfield Council and Transport for London monitoring data is demonstrating a 52% increase in cycling along the corridor between the summer of 2016 and 2018. In this same period, the A1010 South major project has also been approved and construction has started.
- The Council signed Section 106 legal agreements totalling £2,199,418 in 2016/17 and £2,372,995 in 2017/18.
- The Council collected the following for CIL over the following reporting periods:

Quarterly breakdown for Mayor of London CIL

| Year | Quarter | Amount Collected (£) |
|----------------|---------|----------------------|
| 2017/18 | 1 | 180,604.24 |
| | 2 | 90,074.19 |
| | 3 | 293,031.27 |
| | 4 | 469,914.05 |
| Total | | 1,033,623.75 |
| 2016/17 | 1 | 14,565.29 |
| | 2 | 366,062.42 |
| | 3 | 383,693.69 |
| | 4 | 207,449.08 |
| Total | | 971,770.48 |

breakdown

Quarterly
for LBE CIL

| Year | Quarter | Amount Collected (£) |
|----------------------|---------|----------------------|
| 2017/18 | 1 | 95,805 |
| | 2 | 135,028 |
| | 3 | 163,642 |
| | 4 | 108,383 |
| Total | | 502,859 |
| 2016/17 | 1 | 0 |
| | 2 | 0 |
| | 3 | 66,659 |
| | 4 | 140,646 |
| Total | | 207,305 |
| Total to Date | | 710,164 |

Local Development Scheme 2019-2022

5.2 The forthcoming LDS, which is a separate report (ref: PL 18/166) is mentioned in the AMR with the anticipated progression of the new Local Plan.

Housing trajectory 2018-2023

5.3 A housing trajectory has been prepared as part of the AMR, which predicts completion rates will rise slowly as the economy recovers. The five-year housing land supply is set out in Appendix 2 of the AMR and is based on the housing trajectory calculations over the next five years (2018 to 2023). From the calculations, it is expected that 4,808 new homes are to be delivered. The current London Plan (2016) requires Enfield to deliver at least 7,976 new homes between 2015-2025, representing a five-year target of 3,990, equating to 798 new homes per year. The Council is expected to meet and exceed current London Plan target by an additional 1,292 new homes approximately by 2025 (total of 6,878 new homes in total). However, this does not account for the new London Plan target possibly due to be adopted later this year.

5.4 Housing Delivery for Enfield remains a priority. The Council are underway with new Local Plan 2036, which seeks to improve housing delivery by identifying new allocation sites for housing and proactive policies that will encourage small sites to come forward and utilise brownfield land.

5.5 As of February 2019, the Secretary of State published the Housing Delivery Test results for Enfield Council, which a score of 85 per cent housing delivery was achieved over the past three years (2015/16 to 2017/18FY), based on London Plan target average of 798 new homes per annum. Consequently, the Council will be required to produce an action plan as required under paragraph 75 of the NPPF.

- 5.6 However, it should be noted that the overall five-year housing land supply position, projects to secure approximately 4,808 new homes. This supply is made up of housing schemes that have full planning permission, outline planning permission, allocated sites which are supported by Area Action Plans (AAPs) and non-allocated sites, which have been supported by Strategic Housing Land Assessment studies undertaken by the Greater London Authority and council led housing studies.
- 5.7 A large portion of housing supply is dependent on large council led schemes such as Meridian Water (up to 725 new homes) in the first five years and up to 5,000 new homes beyond this period through the facilitation and future adoption of the Edmonton Leaside Area Action Plan. Other significant sites due for completion over the next 5 year supply include: Ladderswood Estate redevelopment (365 net new homes), Former Middlesex University Campus/Electric Quarter scheme (167 net new homes). Many large schemes are phased developments that already have phased completions, yet to be officially recorded through the London Development Database. To date, larger estate renewal schemes the following have been completed to date; Electric Quarter – 61 units in phase 1 and Ladderswood Estate – 40 units in phase 1).
- 5.8 Current housing requirement for Enfield including a 20% buffer is 4,790 new homes to be delivered over next 5 years. However, taking into account the previous 3-year shortfall (-439) was not previously included in our target calculation, realistically Council should be delivering 5,229 new homes in the next 5 years, at current count 4,808 new homes in trajectory are recorded. This figure will be reviewed annually through planning policy housing monitoring and annual reporting to the GLA through the LDD.

6. ALTERNATIVE OPTIONS CONSIDERED

- 6.1 The alternative is not to revise and republish the existing AMR 2015/16 and Housing Trajectory 2016. However, this would put the Council at risk legally by way of providing out dated information to the public and challenged at public inquires on housing trajectory and five year housing supply.
- 6.2 The alternative also sends out a negative message to residents, business, and the development industry that Council are not prepared to be transparent and report on accurate housing supply delivery.

7. REASONS FOR RECOMMENDATIONS

- 7.1 The updated AMR is considered to set out a realistic picture of how council are performing against key planning policy indicators, addressing housing needs and supply. The current legislation and regulations require that Council publish up to date information to the public.

8. COMMENTS FROM OTHER DEPARTMENTS

8.1 Financial Implications

8.1.1 This report provides Members with an updated performance monitoring report against key planning policy areas and revised housing trajectory to monitor Enfield's five year housing supply.

And it seeks members of the Local Plan Cabinet Sub Committee (LPCSC) to:

- Endorse the content of this report as evidence to support the new Local Plan and to demonstrate an up-to-date five-year housing supply;
- Note the content of the Local Plan AMR and approve it for publication on the Council's website.

8.1.2 There are no direct costs associated with the AMR and it is a statutory requirement to have an up to date document.

8.1.3 The report does not commit the Council to additional expenditure. Any future proposals with cost implications would need to be subject to separate reports and full financial appraisal.

8.2 Legal Implications

8.2.2 Provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities' monitoring reports to contain key information.

8.2.3 Section 113 of the Localism Act 2011 requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme and the extent to which planning policies set out in the Local Plan are being achieved. This enables the effects of a policy to be monitored transparently to enable a plan to respond quickly to changing circumstances and to implement change where policy may not be working as anticipated.

8.2.4 Upon adoption, the AMR and updated housing trajectory becomes a supporting document that will inform Enfield's planning decision making for future development proposal in the borough.

8.3 Property Implications

8.3.1 Nil

9. KEY RISKS

9.1 The updated housing trajectory 2019 is based on the current legislative and regulatory context. Not carrying out an updated housing trajectory and five

year housing land supply will not meet the requirement of the NPPF and the Council could be subject to appeals and costs.

10. IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD

10.1 The AMR helps the public to understand key achievements and monitoring through the Council's priorities in the Local Plan for Enfield through:

- **Good homes in well-connected neighbourhoods:** The AMR highlights new Local Plan will support population growth, the need for new affordable homes supported by employment opportunities to tackle inequality; and the continued regeneration of the borough's most deprived areas providing well connected neighbourhoods. New development will be planned alongside a range of social and community facilities and physical infrastructure investment.
- **Build our local economy to create a thriving place:** The AMR highlights new Local Plan will provide a positive statutory framework for meeting the borough's growth in a sustainable and environmentally conscious way.
- **Sustain strong and healthy communities:** The AMR highlights the new Local Plan will be supportive of strong communities, particularly in terms of ensuring consideration is given to addressing existing deficiencies and providing new infrastructure (physical, social and community).

11. EQUALITIES IMPACT IMPLICATIONS

Nil.

12. PERFORMANCE AND DATA IMPLICATIONS

12.1 The updated housing trajectory will allow better decision making on housing schemes needed in the borough to meet future required housing targets. This will ensure that development decisions in the borough are plan-led. This means development will be directed to the right location and will help prevent inappropriate, uncoordinated and poor-quality schemes coming forward.

13. PUBLIC HEALTH IMPLICATIONS

13.1 Nil.

Background Papers

N/A