

PART A

Report to: Cabinet
Date of meeting: 2 July 2018
Report of: Planning Policy Section Head
Title: Watford's Monitoring Report 2017

1.0 Summary

- 1.1 Authorities' Monitoring Reports ('**AMRs**') outline progress made against the local plan timetable and assess the effectiveness of planning policies against various targets and indicators to see whether the local plan objectives are being achieved. As part of this work mandatory information is required to be included within AMRs in accordance with current planning regulations.
- 1.2 Watford's Monitoring Report 2017 (Appendix 1) covers the period 1 April 2016 to 31 March 2017. Where relevant more recent information is available this is noted in the commentary in order to provide as up to date a picture as possible.
- 1.3 The AMR 2017 supplies key information on the delivery of the Local Plan Core Strategy key objectives. The AMR 2017 including the Executive Summary forms Appendix 1 to this Cabinet Report; it will also be available to download separately from the AMR 2017 on our website www.watford.gov.uk
- 1.4 Members' attention is drawn to Appendix 2, which is a quick reference table providing a range of results on target led indicators and trends from the AMR 2016.

2.0 Risks

Nature of Risk	Consequence	Suggested Control Measures	Response <i>(Treat, tolerate, terminate, transfer)</i>	Risk Rating (the combination of severity and likelihood)
Five Year Supply challenged	Developer could propose development	The Five Year Supply calculation will	Tolerate	8

	on sites not supported by WBC resulting in more planning appeals.	soon be updated		
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3.0 Recommendations

It is recommended that Cabinet notes the information provided by the AMR 2017.

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Report approved by: Ian Dunsford, Planning Policy Section Head

4.0 Detailed Proposal

4.1 Authorities' Monitoring Reports (AMRs) have an important role in the ongoing management of planning policy by identifying changing circumstances and providing the context against which to consider the need for any review of the planning policies in place at the time.

4.2 Watford's Monitoring Report currently presents contextual information and reports on a range of indicators and targets relating to the Watford Local Plan Core Strategy. The scope of the report is currently being reviewed to produce a shorter monitoring report in future, focussing on those issues which can be influenced by the plan.

4.3 Some extracts from the report and executive summary are set out below:

4.4 Plan Delivery:

The Local Plan timetable adopted on the 1st April 2016 envisaged the Local Plan Part 2 would progress to submission for examination in February 2017. In light of new

evidence on the level of future housing need and legal advice, it was decided not to submit Local Plan Part 2 but to immediately begin work on a new Local Plan to take account of recent evidence. A new timetable will be prepared.

4.5 Two new Supplementary Planning Documents were adopted – Cycle Parking and Storage, July 2017 and the Commuted Sums for Affordable Housing, Nov 2017. There was also an update to the Residential Design Guide, Aug 2016.

4.6 **Housing Delivery**

346 houses were completed in 2016-17. Watford has delivered a total of 4,206 new homes between 2006/07 and 2016/17, an average of 421 per annum. The housing target will be revised as part of the New Local Plan, taking into account up to date evidence.

4.7 34 homes were delivered under permitted development rights during 2016/17. 30 units were a change from office use while 2 each were a change from A1 (retail) and A2 uses. This represents 9.8 % of homes delivered, compared to 46.9% delivered under permitted development rights last year.

4.8 Watford is currently able to demonstrate a 5 year housing land supply. Taking account of recent permissions gives us a current supply of 5.7 years, not taking into account any over delivery in previous years. However in the 2017 Housing White Paper, the Government has proposed a new standardised approach to the Housing Need Assessment Methodology. The Government is planning to put the new methodology into effect in July 2018 when the updated National Planning Policy Framework is published. Even allowing for the proposed transition arrangements through to 2020, the new methodology would significantly increase Watford's housing requirement which will impact on the five year supply.

4.9 In 2016-17 there were 76 **affordable dwelling completions**, almost 85% of which were affordable rented with the remainder being intermediate housing (shared ownership). 1,192 affordable units have been delivered since 2006/7.

4.10 **Developer Contributions and Community Infrastructure Levy Receipts:**

Developers' contributions are used to fund site specific infrastructure including affordable housing, open space and children's play space. In 2016/17, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £1,518,828.21.

Community Infrastructure Levy (CIL) receipts collected were £433,900.01 for the same year. Major restoration works are ongoing in Cassiobury Park and substantial investment has been made in various schemes including the Colne River Project, new facilities at the Riverside Recreation Ground, and a new refurbished playground in

Berry Avenue.

5.0 **Implications**

5.1 **Financial**

5.1.1 The Shared Director of Finance comments that there are no financial implications contained in this report.

5.2 **Legal Issues** (Monitoring Officer)

5.2.1 The Head of Democracy and Governance comments that there are no legal implications in the report.

5.3 **Equalities/Human Rights**

5.3.1 There are no direct equalities impacts arising from this report. The application of existing policies will be covered by existing equalities assessments and the review and preparation of new policies will be subject to assessments at the appropriate time.

5.4 **Staffing**

5.4.1 The Annual Monitoring Officer retired in the past year and members of the Planning Policy Team contributed to finalising the report. Staffing resource is needed to prepare this report going forward.

5.5 **Accommodation**

5.5.1 n/a

5.6 **Community Safety/Crime and Disorder**

5.6.1 n/a

5.7 **Sustainability**

5.7.1 The policies in the Local Plan are subject to detailed Sustainability Appraisal and Strategic Environmental Assessment. The AMR monitors progress so has no implications in itself.

Appendices

Appendix 1. Watford's Monitoring Report 2017.

Appendix 2. A range of target led results and trends from the AMR 2017.

Background Papers

[Planning for the right homes in the right places consultation 2017](#)

File Reference

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