

<p style="text-align: center;"><b>London Borough of Hammersmith &amp; Fulham</b></p> <p style="text-align: center;"><b>COMMUNITY SAFETY, ENVIRONMENT AND RESIDENTS SERVICES POLICY &amp; ACCOUNTABILITY COMMITTEE</b></p> <p style="text-align: center;">12 April 2016</p>	
<p><b>PLANNING ANNUAL MONITORING REPORT</b></p>	
<p><b>Report of the Director of Planning &amp; Growth</b></p>	
<p><b>Open Report</b></p>	
<p><b>Classification</b> For Policy &amp; Accountability Review &amp; Comment</p>	
<p><b>Key Decision:</b> NO</p>	
<p><b>Wards Affected:</b> ALL</p>	
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## 1. EXECUTIVE SUMMARY

- 1.1. Local planning authorities must publish a monitoring report at least yearly.
- 1.2. Each council can decide what to include in its Monitoring Report (MR). However, the Local Planning Regulations (March 2012) determine the minimum information that should be included as follows:
  - Details on local plans and supplementary planning documents in terms of timetable, stage of documents, timetable and reasons if this timetable is not met.
  - Whether policies are implemented and, if not, the steps to ensure the policies are implemented.
  - The annual number of net additional dwellings and net affordable dwellings.
  - Details of any neighbourhood development order or a neighbourhood development plan.
  - Information specified in regulation 62 (4) on the Community Infrastructure Levy.
  - Actions taken in relation to the duty to co-operate.

## **2. RECOMMENDATIONS**

- 2.1. That the Committee review the Monitoring Report (see Appendix 1) and its key findings and comment on its content.
- 2.2. That any comments be forwarded to the Cabinet Member for Environment, Transport and Residents Services prior to the Monitoring Report's approval and publication.

## **3. INTRODUCTION AND BACKGROUND**

- 3.1. Local planning authorities must publish a Monitoring Report (MR), at least yearly, under Section 113 of the Localism Act. The attached MR covers the period April 2014 until March 2015. The Local Planning Regulations (March 2012) determine the minimum information that should be included. Previous reports have been approved and published by the council, with the 2013/2014 MR approved by the Transport and Technical Services Cabinet Member in February 2015.
- 3.2. The Hammersmith & Fulham MR (see Appendix 1) includes details on matters such as the Local Plan timetable and supplementary planning documents, implementation of planning policies, details on house building completions and projections, and information about neighbourhood planning, the community infrastructure levy and the duty to co-operate.

## **4. MONITORING REPORT FINDINGS**

### **Progress on Local Plan**

- 4.1. **Meeting the Local Development Scheme (LDS) timetable:** The LDS was updated in February 2015 and sets out the programme for preparing the council's planning policy documents, in particular the Local Plan which will replace the Core Strategy and the Development Management Local Plan. The MR reports on progress against key milestones relevant to 2014/15.
- 4.2. The MR notes that there was consultation on the draft Local Plan in January and February 2015.
- 4.3. **Neighbourhood planning:** The MR provides a brief statement of the position in LBHF in 2014/15. It reports that notwithstanding some expressions of local interest in neighbourhood planning, there are no approved neighbourhood forums and no neighbourhood plans being prepared in the borough.
- 4.4. **Duty to co-operate:** The MR identifies the wide range of engagement carried out by the council with local authorities and other bodies prescribed for the purposes of Section 110 of the Localism Act 2011 when preparing development plan documents and other plans and strategies.

- 4.5. In 2014/15 many stakeholders, including the local community and residents' groups, were actively engaged in the preparation of the draft Local Plan which was subject to extensive public consultation in January and February 2015. There was also engagement with relevant bodies on gathering background evidence to support the Local Plan.
- 4.6. During 2014, the council's Statement of Community Involvement (SCI) was reviewed and public consultation took place from February to April 2015.
- 4.7. **Community Infrastructure Levy (CIL):** The MR reports on progress in implementing the council's CIL in this borough. Following consultation on the draft charging schedule in 2014, there was a CIL Examination in March 2015. Approval of the CIL was in May 2015, falling outside of the 2014/15 monitoring year.

### **Monitoring of planning policies**

- 4.8 The MR monitors progress in relation to council's policies. Key results are as follows:
  - In comparison to the London Plan target of 1031 additional dwellings, H&F completed 1147 additional new homes in 2014/15. This compares to 1155 in 2013/14, 422 in 2012/13 and 474 in 2011/12.
  - 4,774 homes were granted permission in 2014/15, representing an decrease compared to last year's figure of 6,563 additional homes.
  - In 2014/2015, 11% of the borough's total number of units approved on sites of more than 10 units were affordable.
  - 18% of the borough's total number of units completed on sites of more than 10 units were affordable, representing an increase of 2% since last year (16%) since last year. This was below the Core Strategy target of 40% of all additional dwellings built to be affordable.
  - 68% of permitted conversions were for units of 2 or more bedrooms meaning that the borough is increasing in the number of family homes. This compares to 53% reported in last year's report.
  - The employment rate has increased since 2013/14 reaching 77.3% in 2014/15, and the rate of working age people on out-of-work benefits decreased from 2.5% in 2014 to 1.8% in 2015.
  - Proposals for on-site renewable generation, particularly on major sites, have continued during 2014/2015.
  - Per capita CO2 emissions have decreased from 5.6% in 2012 to 5.4% in 2013.

- In 2014/15 there were 10 buildings at risk within the borough, 2.4% of the total listed buildings in the borough which represents an increase from 2013/14 when there were 9 buildings at risk or 1.8% of the total.
- In 2014/15, a total of 33 applications involving the erection of an outbuilding or dwellings in the back garden were approved.
- The transport indicators show a shift away from private transport to public modes, with 33 % of trips being made by public transport and 24% being made by private transport.

## **5. CONSULTATION**

- 5.1. No consultation has taken place in the preparation of the MR. However, the document will be published on the council's website and will be a background document to the Local Plan.

## **6. EQUALITY IMPLICATIONS**

- 6.1. An Equality Impact Assessment is not required for the Monitoring Report.

### **LIST OF APPENDICES:**

**Appendix 1.** Monitoring Report 2014/15