

Committee: Individual Cabinet Member Decision Making – Planning Services

Date of meeting: 12 October 2018

Subject:	Draft Development Management Advice Note 1: Understanding Housing Need Draft Development Management Advice Note 2: Optimising Development Land
Lead Officer:	Alex Kantepudi-Bird, Senior Planning Officer
Portfolio Holder:	Councillor James Browne, Portfolio Holder for Planning Services
Link to Council Priorities:	P1
Exempt information:	None
Delegated status:	For Resolution
Key decision:	No

Executive Summary:

This report introduces the Draft Development Management Advice Note 1: Understanding Housing Need and a Draft Development Management Advice Note 2: Optimising Development Land. These notes have been prepared to assist applicants, planning agents and developers on key matters arising through the Local Plan preparation.

Local Plan Working Group agreed on 25 September 2018 that approval should be sought from the Portfolio Holder to publish the Development Management Advice Note 1: Understanding Housing Need and Development Management Advice Note 2: Optimising Development Land on the Council's website.

Recommendation: that the Cabinet Member for Planning Services:

- **approve the Development Management Advice Note 1: Understanding Housing Need and Development Management Advice Note 2: Optimising Development Land for publication on the Council's Website following a two week call-in period.**

Report:

1 Background and purpose of the advice notes

- 1.1 These draft development management advice notes form part of a series of notes being prepared to assist applicants, planning agents and developers on key matters arising through the Local Plan preparation.
- 1.2 The Local Plan evidence base and local housing need figure is clear that there is high demand for new homes and there is a limited supply of housing land within the Borough. Therefore, it is vital that all developments going forward positively contribute towards meeting local housing need, in terms of type, size and tenure. Furthermore, it is essential that development land in the Borough is efficiently utilised.

- 1.3 The advice notes do not introduce new policy or change existing policy as the current local policies are sufficiently flexible but advise applicants, planning agents and developers of the material considerations and the current national planning policy.
- 1.4 The advice notes outline the expectations for new residential schemes coming forward and provide initial guidance on how new proposals can respond to local development needs. The advice notes also seek to demonstrate at the forthcoming Local Plan 'examination in public', that the Council is responding positively to the challenge of housing delivery not only in policy making through the new Local Plan but also in decision making on individual planning applications.

2 Development Management advice notes

- 2.1 The draft Development Management Advice Note 1: Understanding Housing Need explains what the local housing need is and how the Council is approaching this matter in assessing planning applications.
- 2.2 Through the publication of the revised NPPF (July 2018), the Government has made it clear that Council's without an up-to-date local plan should start using the Government's standard method for assessing housing need immediately when determining applications. This statement applies to Elmbridge. The current published Local Housing Need Figure for the Borough is 612 homes per year, a significant increase from the previous identified need figure set out in the Kingston and North Surrey Strategic Housing Market Assessment (SHMA) (2016).
- 2.3 However, the qualitative information from the SHMA remains relevant as it outlines the 'right' type of homes required. The SHMA identified an overwhelming need for smaller homes (1 to 3 bedrooms), indeed the provision of smaller homes is vital for widening the choice of homes within the Borough. As demonstrated in the Authority Monitoring Report (AMR) (2016-2017), past delivery of new homes in the Borough has been dominated by large, four or more bedroomed properties. Going forward, this size of home does not make a positive contribution towards meeting local housing need.
- 2.4 The limited supply of land and available sites in the Borough means it is essential that every site coming forward for residential development positively contributes towards the new homes that the Borough needs. Those proposals which do not meet local housing need in terms of size and type will have to be justified with appropriate relevant evidence.
- 2.5 The draft Development Management Advice Note 2: Optimising Development Land sets out the Council's approach to ensuring the limited development land within the Borough is optimised. The revised NPPF provides strong policy direction that development land is to be optimised especially where this would help meet housing and need where land supply is constrained.

- 2.6 The limited land supply and significant need for new homes is likely to lead to a conflicting demand from different uses. The Local Plan evidence shows there is still a need to protect and enhance employment land and competing demands will have to be balanced. It may mean that in some locations there could be an increase in mixed use schemes coming forward in the Borough.
- 2.7 Each development proposal will need to be carefully assessed to ensure that it represents the most efficient use of that site. The Council should resist proposals that fail to optimise the capacity of the site.
- 2.8 The existing policies support development proposals that are design-led, of a high quality and that respect local character. To enable the optimisation of land and to respond to local housing needs development schemes will be innovative but it will be possible to accommodate smaller units and utilise higher densities without detrimentally affecting the character of an area.

3 Conclusion

- 3.1 Formal member approval is sought to publish the Development Management Advice Notes as set out in Appendix A and Appendix B of this report following a two-week call-in period.

Financial implications:

None for the purpose of this report.

Environmental implications:

None for the purpose of this report.

Legal implications:

None for the purpose of this report.

Equality Implications:

None for the purpose of this report.

Risk Management Implications:

None for the purpose of this report.

Community Safety Implications:

None for the purpose of this report.

Background papers:

None

Enclosures/Appendices:

Appendix A – Draft Development Management Advice Note 1: Understanding Housing Need in Elmbridge.

Appendix B –Draft Development Management Advice Note 2: Optimising Development Land

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