



HOUSING DELIVERY TEST ACTION PLAN

1. INTRODUCTION

1.1 Background

The Council submitted its draft Local Plan on 29 March 2019 and it is currently under Examination. The Plan is intended and expected to deliver approximately 14,608 additional homes at an overall average of 913 homes per annum over the 16 year period. Ongoing council-led Masterplanning work is currently being undertaken to ensure that delivery is achieved within these timescales. The step-change in the Government's housing requirements can only be delivered through the adoption of the new draft Local Plan. Once the draft Local Plan is adopted, it is intended and expected that delivery of homes required will exceed the housing delivery test thresholds.

The delivery of new homes is a national issue affecting the economy, productivity, health and well-being. The Government is focused on increasing the supply of new homes across the country. The 2017 Budget announced that Government would enable the housing market to deliver an average of 300,000 homes annually by the mid-2020s. This objective to increase the number of new homes is reflected in the revised National Planning Policy Framework (NPPF) (February 2019) and the introduction of the new Housing Delivery Test. The NPPF sets out at paragraph 75:

'To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of underdelivery and identify actions to increase delivery in future years.'

The relevant national guidance is set out in the Planning Practice Guidance as:

Housing Delivery Test – Action Plans

What is the Housing Delivery Test action plan?

The action plan is produced by the local planning authority where delivery is below 95% of their housing requirement. It will identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery.

Paragraph: 047 Reference ID: 68-047-20190722
Revision date: 22 July 2019

Who can produce an action plan?

Local planning authorities, in collaboration with key stakeholders, are expected to produce the action plan. This will apply for each year of under-delivery where the Housing Delivery Test score is below 95%.

Apart from where an action plan is required as a consequence of the Housing Delivery Test, any authority may produce an action plan as a matter of good practice to identify ways to support delivery. In areas not measured by the Housing Delivery Test, such as National Park Authorities, the Broads Authority and development corporations without (or which do not exercise) both plan-

making and decision-making functions, the use of an action plan is encouraged where appropriate to help identify any causes of under-delivery and actions to address these.

Paragraph: 048 Reference ID: 68-048-20190722

Revision date: 22 July 2019

Who can be involved in the creation of the action plan?

The local planning authority is responsible for producing the action plan, involving relevant stakeholders in the process. It is for the local planning authority to decide which stakeholders to involve, although representatives of those with an impact on the rate of delivery should be included, such as:

- small and large developers;*
- land promoters;*
- private and public land owners;*
- infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);;*
- upper tier authorities (county councils) in two-tier areas;*
- neighbouring authorities with adjoining or cross-boundary sites.*

Paragraph: 049 Reference ID: 68-049-20190722

Revision date: 22 July 2019

What could local planning authorities review as part of the action plan?

The local planning authority may wish to include an analysis of under-delivery considering:

- barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;*
- barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.);*
- whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;*
- whether the mix of sites identified is proving effective in delivering at the anticipated rate.*
- whether proactive pre-planning application discussions are taking place to speed up determination periods;*
- the level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees), to identify more land and encourage an increased pace of delivery;*
- whether particular issues, such as infrastructure or transport, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable.*

Paragraph: 050 Reference ID: 68-050-20190722

Revision date: 22 July 2019

What actions could local planning authorities consider as part of the action plan?

Actions to boost delivery could include:

- *revisiting the Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land;*
- *working with developers on the phasing of sites, including whether sites can be subdivided;*
- *offering more pre-application discussions to ensure issues are addressed early;*
- *considering the use of Planning Performance Agreements;*
- *carrying out a new Call for Sites, as part of plan revision, to help identify deliverable sites;*
- *revising site allocation policies in the development plan, where they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies;*
- *reviewing the impact of any existing Article 4 directions for change of use from non-residential uses to residential use;*
- *engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed;*
- *establishing whether certain applications can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed;*
- *ensuring evidence on a particular site is informed by an understanding of viability;*
- *considering compulsory purchase powers to unlock suitable housing sites;*
- *using Brownfield Registers to grant permission in principle to previously developed land; and*
- *encouraging the development of small and medium-sized sites.*

Paragraph: 051 Reference ID: 68-051-20190722

Revision date: 22 July 2019

When can the action plan be published?

To ensure the document is as useful as possible, local planning authorities will need to publish an action plan within 6 months of publication of the Housing Delivery Test measurement.

Paragraph: 052 Reference ID: 68-052-20190722

Revision date: 22 July 2019

Will an action plan require formal public consultation?

The action plan will work best as a transparent, publicly accessible document. The decision about whether to consult on an action plan is for the local planning authority. Local planning authorities should be mindful of the need to both produce and implement the document's proposals in a timely fashion.

Paragraph: 053 Reference ID: 68-053-20190722

Revision date: 22 July 2019

How could the action plan be monitored?

Responsibility for creating the action plan lies with the local planning authority, as does monitoring of the action plan. However, the action plan is a collaborative process between various stakeholders, and all stakeholders have a responsibility to deliver the action plan.

The Housing Delivery Test Results were published by the Secretary of State on 19th February 2019. The Council scored 58% and in response to this, the Council has produced this Housing Delivery Test Action Plan, responding positively to the challenge of increasing its housing delivery. 106 Councils have to produce Housing Delivery Action Plans because of the Government's new Test.

The Action Plan analyses the reasons for the under-delivery of new homes against the Government's new requirements and new Test and sets out actions to improve housing delivery within the District.

1.2 Purpose, Objectives and Status

This Action Plan provides an analysis of the key reasons for the historic under-performance against the Government's new assessed housing requirement and identifies the measures the council intend to undertake to increase/maintain the delivery of new housing in the district. Delivering growth is complex and in order to respond to the challenge to increase and maintain housing delivery numbers, the council will need the support and co-operation of others also involved in delivering homes including landowners and house builders.

1.3 Relationship to other plans/strategies and council activities

The Action Plan complements existing Council plans, policies and strategies which provide a framework for the delivery of the council's housing priorities. This includes the following:

- Draft Local Plan - provides the framework for future housing and economic development across the district
- Housing Strategy – including making the best use of housing land and assets to deliver new housing, by redeveloping of council owned garage sites and former sheltered schemes to provide new social housing. The Housing Strategy was updated with an Action Plan in 2017, one of its aims was to increase housing supply by making best use of housing land and assets to deliver new housing and supports the delivery of new homes to meet identified needs.

1.4 Approach and methodology

The preparation of this Action Plan has been informed by work the Council have been undertaking on housing delivery over the past 12 months with housing monitoring taking place on a regular basis. Delivery is reported through the Authorities Monitoring Report.

1.5 Scope of the report

This report looks at our Housing Market, Housing delivery, the barriers to delivery and the way forward.

2. LOCAL HOUSING MARKET

2.1 Property prices

Property prices in St Albans are high, the simple average house price in the district is currently £676,400 (based on sales and valuations over the 3 months to May 2019), compared to a regional average of £344,700. The lower quartile house price is £403,500 compared to a regional average of £211,700. The number of bedrooms is a key determinant of price, current average prices by bedrooms count and property type are as follows;

- 1 bedroom flat - **£249,800**
- 2 bedroom flat - **£335,900**
- 2 bedroom house - **£457,500**

- 3 bedroom house - **£579,900**
- 4 bedroom house - **£859,700**

The average price of a new build flat is currently £523,100, compared to a regional average of £259,600 and of a new build house is currently £860,000, compared to a regional average of £392,000. (source Hometrack)

2.2 Affordability

Median House price to median earnings ratio in 2018 - 16.81

Lower quartile House price to lower quartile earnings ratio in 2018 – 17.68

Median gross annual workplace-based earnings in 2018 – £32,130

Lower quartile annual workplace-based earnings in 2018 – £22,055

Median house price in 2018 – £540,000

Lower quartile house price in 2018 – £390,000

In St Albans City & District, the Median House price to median earnings ratio in 2018 is currently 16.81, the Median gross annual workplace-based earnings in 2018 is £32,130 and the Median house price in 2018 is £540,000.

In comparison for 2018, the Median House price to median earnings ratio for England is 8.00 and 9.72 for the East of England. The Median gross annual workplace-based earnings for England is £29,872 and £29,128 for the East of England. The median house price for England is £239,000 and £283,000 for the East of England.

The above data is based on the ONS House price to workplace-based earnings ratio published in March 2019.

2.3 Housing stock

The current housing stock in the district for 2018 is 60,420 based on Table 100: number of dwellings by tenure and district, England published by MHCLG. The net additional dwellings for 2018-19 is 624, with an overall total of 60,844 as of 1 April 2019.

3. HOUSING DELIVERY

At present, the adopted Local Plan for St Albans City and District is the District Local Plan Review (November 1994). Under the Planning and Compulsory Purchase Act 2004 the policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer; effectively until they are replaced by a new Plan.

The Council monitors housing delivery through its Authorities Monitoring Report and uses a framework setting out core measures and indicators of progress on implementation of the Plan. In relation to housing the core measures and indicators are shown in the following table.

Policy topic	Measures / indicators	Target
Housing requirement / target	Net additional dwellings completed	Plan housing provision target (for relevant period)
	Five year land supply (estimated dwelling numbers)	Five year land supply against Plan target (for relevant period). NPPF methodology

Policy topic	Measures / indicators	Target
	Number / percentage of additional dwellings built on previously developed land	No target set
Housing size, type and density	Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	Plan housing mix (Appendix 6)
	Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	Density - dwelling completion numbers (bed spaces) per hectare	40 dwellings per hectare (dph)
Affordable housing	Percentage of gross dwellings completed as affordable	40%
	Affordable housing completions by type	30% social rent / 30% affordable rent / 40% subsidised ownership

3.1 Net additional dwellings completed

Since adoption of the District Local Plan Review 1994, historically, the District has delivered an average of 360 net dwellings each year. This has been consistent for each 5, 10 and 15 year period. During the monitoring year 2018-19 a total of 624 net dwellings were completed, with most development taking place in St Albans. Although this figure is low compared to the MHCLG figure of 896 (latest 2019 figure) calculated using the standard methodology, a new Local plan has not yet been implemented. The Council cannot currently demonstrate a 5 year housing supply target, however once the Local Plan is adopted, the sites released from the Green Belt can provide many more homes and a five year housing land supply demonstrated.

In the Local Plan 2020-2036 Publication Draft 2018 – Policy S4 Housing Strategy and Housing Requirement/Targets states that the housing requirement/target over the 16 year period 2020-2036 is 14,608 additional homes at an overall average of 913 homes per annum. This is split into three time periods to reflect realistic rates of delivery of both the required infrastructure and the homes. From 2020-2025 the requirement/target is 565 per annum. From 2025-2030 the requirement/target is 1,075 per annum. From 2030-2036 the requirement/target is 1,075 per annum. An overall housing trajectory is set out in the following table.

HOUSING TRAJECTORY: St Albans District Council 1 April 2018 (Indicative Draft)

	Land Supply - To 1 April																			Total
Description	5 Year Land Supply																			
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	32/33	33/34	34/35	35/36	
Under construction	150	142	49	18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	367
With planning permission (full or reserved matters covering whole site)	10	27	95	212	215	170	18	10	0	0	0	0	0	0	0	0	0	0	0	757
Small Sites with permission	90	38	16	10																154
Conversions with permission	36	34	14	8																92
With outline permission with part(s) covered by reserved matters																				0
Outline only	0	0	0	47	70	54	0	0	0	0	0	0	0	0	0	0	0	0	0	171
Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	50	56	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	206
With application submitted	0	0	0	25	25	24	24	24	0	0	0	0	0	0	0	0	0	0	0	122
With pre-application discussions occurring	0	0	49	40	45	92	65	0	0	0	0	0	0	0	0	0	0	0	0	291
Allocation only	0	0	0	0	0	18	11	11	0	0	0	0	0	0	0	0	0	0	0	40
SHLAA Sites and other sites	0	0	0	40	70	94	45	16	0	8	0	0	0	0	0	0	0	0	0	273
Garage Sites Program	13	7	8	18	20	2	5	3	7	6	0	0	0	0	0	0	0	0	0	89
Windfall Allowance	53	79	89	95	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	1,891
Office to Residential Prior Approval 10%discount	142	156	113	48	12	9	0	0	0	0	0	0	0	0	0	0	0	0	0	480
Council Owned Sites							20	20	20	20	20	20	20	20	20	20	20	20	20	260
Unanticipated delay factor*	-62	-57	-55	-73	-71	-73	31	30	30	30	30	30	30	30	30	30	30	30	30	0
Total	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	5,193

*Discount is applied to unstarted permissions only

Local Plan / NPPF Policies - Delivering Urban Optimisation

Intensification / Conversion of Employment Land					0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	440
Council Owned Sites							0	0	20	20	20	20	20	20	20	20	20	20	20	220
Increased Density in Higher Buildings						0	0	0	20	20	20	20	20	20	20	20	20	20	20	220
Total	0	0	0	0	0	0	0	0	80	80	80	80	80	80	80	80	80	80	80	880

Local Plan - Inc. Broad Locations

	Pre plan period			Plan Period																	Post plan
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total	
Current known/expected delivery (2020-2036)	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	3,906	
EHH North (1,600 not inc. 120 at Spencers Park PII)							75	140	180	180	180	180	180	180	140	100	65			1,600	
North Hemel (1,500)															75	125	125	125	125	575	1,000
EHH South (2,400)							75	140	180	180	180	180	180	180	180	180	180	180	180	2,195	205
NW Harpenden (580)						75	75	75	75	75	75	75	55							580	
East St Albans (900 + 348 already permitted)							75	100	100	100	100	100	100	100	100	25				900	
N St Albans (1,100)						75	120	120	120	120	120	120	120	85						1,000	
NE Harpenden (760)										75	75	75	75	75	85	75	75	75	75	760	
W of London Colney (440)									75	75	75	75	75	65						440	
Chiswell Green (365)								75	75	75	75	65								365	
Park Street Garden village 2,300										80	150	180	180	180	180	180	180	180	180	1,670	630
LP / NPPF - Delivering Urban Optimisation									80	80	80	80	80	80	80	80	80	80	80	880	1,835
Trajectory Total	432	426	428	544	541	703	744	869	1047	1209	1265	1285	1200	1100	995	920	860	795	795	14,871	

NB: Trajectory Average 2020-2025; 2025-2030; 2030-2036

NB: Housing Requirement/Target - inc. 20% buffer for 2020-2025 and remainder averaged over 2025-2036

									680						1,201					910	929
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									565						1,075					1,075	915
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4. REVIEW OF KEY ISSUES AND CHALLENGES

Current delivery rates are below thresholds as set out in the Government's new Housing Delivery Test guidelines. A number of issues are contributing to this.

The Council has gathered a range of evidence and views from key stakeholders involved in the planning and housing supply process in order to better understand the key factors influencing and driving low delivery rates. This has been considered alongside direct knowledge of local sites, land and development activity. A number of key themes emerge from this.

4.1 Planning process

Whilst there is a presumption towards development, the anecdotal perception of some stakeholders is that individual planning decisions do not always reflect this. It is perceived by some stakeholders that this can adversely affect housing delivery in the district.

Anecdotal evidence from applicants and agents suggests that the process of agreeing developer contributions to affordable housing and infrastructure through legal agreements (Section 106 agreements) can delay delivery.

4.2 Site availability

The majority of development in St Albans District is on previously developed land; 88% between 2001 and 2017 (Monitoring report 2018).

81% of the land in the district is Green Belt and this constrains development. This means there is limited land available for development and redeveloping brownfield sites provides its own challenges. There can be clearance/demolition and remediation costs which can make development less attractive to developers.

The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office space in the district, the Monitoring Report 2018 estimates that up to 565 residential units could be provided based on Prior Approval Applications submitted. The rate of conversions has now slowed and the Council has decided to use Article 4 directions to control changes of use to residential in the most strategically important employment locations in the District.

There can also be site specific constraints which can cause delays in bringing forward development:

- Complex landownership with multiple land parcels
- Viability and planning obligations
- Heritage constraints (conservation areas, listed buildings)
- Land contamination
- Access to/from the site

4.3 Review of key issues

The national Planning Policy Guidance (PPG) sets out recommendations that local authorities can review as part of the Housing Delivery Test Action Plan.

The details for reviewing key issues and challenges are set out in the table below:

<u>Planning Practice Guidance (PPG)</u>	<u>Analysis review of key issues – in St Albans City & District</u>
<u>Suggested areas for review</u>	
Barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;	There is no evidence that there are any significant barriers to early commencement in the district
Barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.)	There is no evidence that there are any significant barriers to delivering sites that have obtained planning permission.
Whether sufficient planning permissions are being granted and whether they are determined within statutory time limits	<p>The step-change in the Government's housing requirements can only be delivered through the adoption of the new draft Local Plan. Until that time sufficient permissions to deliver an average of 913 homes per annum are not being granted. Planning applications are being determined in time in the very large majority of instances.</p> <p>The planning performance tables below shows that the Council is meeting MHCLG's performance targets. Where it is shown that the average determination period is higher than the statutory determination target, this is likely due to the council requesting additional details / amendments – often in order to give a positive recommendation. In these instances Extensions of Time (EOT's) have been agreed.</p> <p>*See Planning Performance tables below</p>
Whether the mix of sites identified is proving effective in delivering at the anticipated rate.	There is no evidence that the mix of sites approved is negatively affecting delivery
Whether proactive pre-planning application discussions are taking place to speed up determination periods	The Council is undertaking proactive pre-planning application discussions for the Broad Locations identified in the new draft Local Plan and for a significant number of sites within the urban areas
The level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees), to identify more land and encourage an increased pace of delivery	On-going engagement with key stakeholders has been a key part of developing the new draft Local Plan which identifies significantly more land for development

Whether particular issues, such as infrastructure or transport, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable	Infrastructure and transport have been addressed at the strategic level in work with HCC and with neighbouring and nearby authorities
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*Planning Performance

Colour coding for table: Green – performance above threshold.

Measure and type of applications	Bigger or Smaller is Better	Current 2019 cumulative performance in assessment period	2018 Performance against 2 Year Assessment period	DCLG's estimated thresholds and 2 Year assessment period	
Speed of major development (% determined in time)	Bigger	93.3% (Oct 2017 to Sept 2019)	93.3% (Oct 2016 to Sept 2018)	60% (Oct 2017 to Sept 2019)	
Quality of major development (% overturned at appeal)	Smaller	8.3% (Apr 2017 to Mar 2019)	7% (Apr 2016 to Mar 2018)	10% (Apr 2017 to Mar 2019)	
Speed of non-major development (% determined in time)	Bigger	90.1% (Oct 2017 to Sept 2019)	92.4% (Oct 2016 to Sept 2018)	70% (Oct 2017 to Sept 2019)	
Quality of non-major development (% overturned at appeal)	Smaller	1.6% (Apr 2017 to Mar 2019)	2% (Apr 2016 to Mar 2018)	10% (Apr 2017 to Mar 2019)	

MHCLG announced the special measures programme will continue up to 2020. The table has been adjusted to reflect the updated 2 Year assessment periods.

% of decisions overturned at appeal – appeal decisions are scrutinised by officers to inform future decision making.

The table below shows the Council's performance and trend against Government targets.

Application Type	Target	Average % in time FY 18-19	Average % in time from 31 March 19 – 1 Sep 19	Average Oct - Dec 18-19	Average Jan - Mar 18-19	Average Apr - June 18-19	Average July – Sept 18-19
Major Applications	13 weeks (national) 60% in time	93.3%	100%	24.1 weeks	24.7 weeks	38.1 weeks	28.5 weeks
Minor Applications	8 weeks (national) 65% in time	84.4%	90.7%	11 weeks	13 weeks	10.3 weeks	10.8 weeks
Householder Applications	8 weeks (national) 80% in time	93.7%	85.8%	8.5 weeks	9.9 weeks	8.2 weeks	8.7 weeks

5. THE WAY FORWARD

5.1 IMPROVED PLANNING PROCESSES AND CONSISTENCY IN DECISION MAKING

The Council recognises the importance of its planning service in enabling and supporting growth and is committed to ensuring the delivery of an efficient and effective service. To successfully deliver the larger strategic sites included in the new Local Plan, experienced Planning Officers are needed to process applications and address any issues or barriers raised by developers, landowners and residents.

The details for actions and responsibility for delivery are set out below:

[illegible]

<u>Planning Practice Guidance (PPG)</u>	<u>Action – in St Albans City & District</u>	<u>Expected Outcomes</u>	<u>Key roles and responsibilities</u>
<u>Suggested Actions</u>			
they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies		policies set out within them will be current and enable development at larger densities than as set out in the District Local Plan Review 1994	
Reviewing the impact of any existing Article 4 directions for change of use from non-residential uses to residential use	Annual monitoring and review of the impact of Article 4 directions (office to residential) to housing delivery rates on the Housing Trajectory	The permitted development enabling conversion from office to residential use had resulted in a significant loss to office space within the district.	Planning & Building Control (Planning Policy Team)
Engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed	<p>Continue to monitor build out rates through annual monitoring survey and publish results through the Authorities Monitoring Report.</p> <p>Engage with stakeholders on-site and make note of barriers to development (where development has stalled)</p> <p>To monitor on-site and review stalled development sites with the aim of supporting delivery</p> <p>Engage and discuss delivery at least once a year with professional agents</p>	Ensures barriers to delivery can be identified and discussions held to enable development to progress	<p>Planning & Building Control (Planning Policy Team)</p> <p>Planning & Building Control (Development Management Team)</p> <p>Planning & Building Control (Development Management Team)</p> <p>Planning & Building Control (Development Management Team)</p>
Establishing whether certain applications can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed	Consider whether certain applications can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed	Ensures that the Planning and Building Control Department can support future housing delivery and wider growth through ongoing service improvements	Planning & Building Control (Development Management Team)
Ensuring evidence on a particular site is informed by an understanding of	Local Plan currently under Examination – evidence Base contains	Ensures that when the site is put forward it is	Planning & Building Control (Planning Policy Team)

<u>Planning Practice Guidance (PPG)</u>	<u>Action – in St Albans City & District</u>	<u>Expected Outcomes</u>	<u>Key roles and responsibilities</u>
<u>Suggested Actions</u>			
viability	recent Viability work. Continue to consult stakeholders when sites are put forward for the annual consultation to the Brownfield Land Register	robustly assessed for viability that can be addressed at an earlier stage of development	
Considering compulsory purchase powers to unlock suitable housing sites	No current evidence to suggest CPO will boost delivery. Potential use of CPO will be kept under ongoing review		Planning & Building Control (Development Management Team)
Revisiting the Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land	Local Plan currently under Examination – evidence Base contains recent (2018) SHLAA work. Will be kept under ongoing review.	The housing delivery targets will be met during the plan period of 2020-2036 as set out in the Housing Trajectory table in 3.1	Planning & Building Control (Planning Policy Team)
Using Brownfield Registers to grant permission in principle to previously developed land; and encouraging the development of small and medium-sized sites	Continue to consult and publish the Brownfield Land Register annually and to include and update sites that meet Government criteria	Consultation on the draft register will enable landowners/developers to put forward sites that are available and suitable for development, stakeholder engagement to occur and to encourage schemes to come forward	Planning & Building Control (Planning Policy Team)

Additional Actions are set out below:

5.2 Working with neighbouring authorities

The Council is committed to working with neighbouring authorities. For example it is working closely with Dacorum, Hertfordshire County Council, Hertfordshire Local Enterprise Board and the landowner on the Masterplanning for a large site east of Hemel Hempstead – Hemel Garden Communities to deliver a minimum of 2,400 homes.

Actions:

- Actively co-operate with neighbouring local authorities to identify and develop sites

- Progress Joint Strategic Plan - to address the approach to the 5 LPA South West Herts area, including over the longer term to 2050

5.3 Build homes on Council owned land

The Council has been actively redeveloping its sheltered schemes and building affordable homes on garage sites with housing association partners or by developing the housing itself. In 2017/18 seven homes were built on a garage site in London Colney, this increased to 48 completed in 2018/19. The Council has commenced site clearance works on the redevelopment of the City Centre Opportunity Site, having purchased land from other landowners to consolidate the site, approximately 100 new homes are planned.

Actions:

- Try to identify additional sites where more homes could be built on Council land
- Identify funding options for delivering more affordable homes.

5.4 Improve communications between agents and developers

The Planning Department holds six monthly meetings with planning agents to discuss topics of mutual interest and these will continue.

Actions:

- Carry out a survey to identify what is needed to reduce barriers to delivery.
- Ensure that pre application meetings are actively promoted and carry out a satisfaction survey to identify any process improvements required.

5.5 Monitoring

A more active approach to monitoring the implementation of planning permissions is required so that the Council can understand the reasons for any delay in bringing forward sites and take action to mitigate this wherever possible.

Action:

- Review the job description for the Compliance and Monitoring Officer to ensure delivery of housing is prioritised

NEXT STEPS

The actions set out above will be monitored and reviewed on an annual basis. Monitoring information will be collected from a variety of sources including Authority Monitoring Report, the Corporate Plan, Quarterly Returns, appeals monitoring and housing trajectory along with any other relevant documents.

The Council will continue to maintain a strong housing-related evidence base and set future goals for housing delivery in the full knowledge of what decisions are required to achieve them, and then consistently action these