

Evaluation Criteria – Cabinet, Individual Cabinet Member Decisions & Council

Title of Report:	Monmouthshire housing land supply shortfall – the approach to residential development proposals on unallocated sites
Date decision was made:	21st February 2019
Report Author:	Mark Hand

What will happen as a result of this decision being approved by Cabinet or Council?

What is the desired outcome of the decision?

What effect will the decision have on the public/officers?

The desired outcome is to address the housing land supply shortfall, by allowing, in principle, residential development on sites not allocated within the LDP, subject to normal planning considerations and the proposed ground rules set out in the Council report.

Effect on the public: This will result in planning applications being lodged for residential development on sites not identified for development in the LDP, and therefore will not have been subject to that prior community engagement. The outcome of addressing housing shortfall will assist those in housing need or wishing to remain in the county but currently unable to do so due to supply constraints.

Effect on officers: additional workload will be met by existing workforce.

What benchmarks and/or criteria will you use to determine whether the decision has been successfully implemented?

Think about what you will use to assess whether the decision has had a positive or negative effect:

Has there been an increase/decrease in the number of users

Has the level of service to the customer changed and how will you know

If decision is to restructure departments, has there been any effect on the team (e.g. increase in sick leave)

Housing delivery will be measured in terms of approvals (number of homes granted planning permission) and completions, together with a trajectory of approved developments. This will be reported via the Joint Housing Land Availability Study annually (April) and the LDP Annual Monitoring Report (which goes to Economy and Development Select Committee every September/October). The affordable housing need backlog will be measured six monthly via the Common Housing Register. The number of applicants/bidders for approved affordable housing will be monitored six monthly once approved sites are developed. Average house prices will be monitored using Hometrack data. Census data will be used to monitor changes to our demography, with one objective being an increase in 20-40 years olds.

What is the estimate cost of implementing this decision or, if the decision is designed to save money, what is the proposed saving that the decision will achieve?

Give an overview of the planned costs associated with the project, which should already be included in the report, so that once the evaluation is completed there is a quick overview of whether it was delivered on budget or if the desired level of savings was achieved.

There is no additional cost arising from this proposal. Planning applications are accompanied by a statutory fee, which might be supplemented by Planning Performance Agreements. There is existing approval, within budget, for a graduate/trainee planner post that will be filled if workload demand requires.