

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
10 MARCH 2021
REPORT OF DIRECTOR OF
FINANCE, DEVELOPMENT &
BUSINESS SERVICES**

Local Plan: Housing Supply Assessment (2020 – 2025) and Housing Delivery Test Results (January 2021).

SUMMARY

This report provides members with an update on the level of housing supply in the Borough and the performance of housing delivery against the Government's Housing Delivery Test.

Update is based on the housing supply for the 5 years starting from 1st April 2020 (2020 – 2025)

RECOMMENDATION

Members are recommended to note the contents of this report

BACKGROUND

This report provides members with an update on housing supply and delivery in the Borough. The National Planning Policy Framework (NPPF) is clear that the implications of not being able to demonstrate a five year housing supply or pass the housing delivery test are that the NPPF 'Presumption in Favour of Sustainable Development' will apply to planning applications.

Housing Supply Assessment 2020 - 2025

The Council adopted the current Local Plan on the 30th January 2019, following an independent examination which identified that the Local Plan was a 'sound' document.

The NPPF requires Council's to update the five-year supply annually with the first update, which covering the period 2019 to 2024 published in November 2019. Appendix A of this report includes a further assessment which covers the period 2020 – 2025 and identifies 5.33 years of housing supply.

The report also identifies the positive housing delivery that was experienced up to 31st March 2020, where housing delivery exceeded the Local Plan target by +400 homes. However, case-law has established that this should not be used as a credit against the five-year supply.

Housing Delivery Test

The positive housing delivery recorded in the above report, is also reflected in the Government's Housing Delivery Test, which assesses housing supply against the Government's Standard Methodology. The Housing Delivery Test has a number of implications, including:

- Requiring the Council to undertake an 'Action Plan' if housing delivery is below 95% of the requirement;
- If past delivery were to fall below 85% of the required amount, a 20% buffer would be added to the housing target of that LPA for the purposes of Housing Supply Assessment. Where delivery exceeds 85% the smallest buffer (+5%) in the NPPF applies.
- Where the test indicates that housing delivery was substantially below (less than 75% of) the housing requirement over the previous three years apply the 'Presumption in Favour of Development' as set out in the NPPF would apply.

The latest version of the test was published in January 2021 and housing delivery far exceeds (176%) the housing requirement in the test. Accordingly, the above implications do not apply to the Council.

Next Steps

Officers will commence an update of the Housing Supply Assessment which will consider supply for the 2021 – 2026 period, it is anticipated that this will be published in Autumn 2021.

Director of Finance, Development & Business Services
Contact Officer David Bage

WARD AND WARD COUNCILLORS

Ward	All wards
Ward Councillor	All Councillors

IMPLICATIONS

Financial Implications: None

Environmental Implications: All environmental considerations have been addressed in the main body of the report

Human Rights Implications: The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications: The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers; National Planning Policy Framework; Adopted Local Plan; Planning application files.