

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 7 JUNE 2022

SUBJECT: Arun Housing Delivery Test Result 2021

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DATE: 20 May 2022

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PORTFOLIO AREA: Planning

EXECUTIVE SUMMARY:

This report briefs the Committee on the Housing Delivery Test result for November 2021 which was published by the Government on 14 January 2022.

RECOMMENDATIONS:

The Committee is asked to note the Housing Delivery Test result for 2021.

1. BACKGROUND:

1.1 The Committee will be aware that the Government publishes annually for all Local Authorities in England, the results of the Housing Delivery Test (HDT) metric which is the percentage measurement of the 'Total net homes delivered over a three-year period' divided by the 'Total number of homes required over a three-year period' (i.e. as set out in the Housing Delivery Test Measurement rule Book July 2018).

1.2 The three-year period is retrospective and corresponds to the three years prior to and including, the last housing monitoring period reported. Each published HDT result that falls in the relevant monitoring year, is added to the history of results reported in Arun's Authority Monitoring Report (AMR).

1.3 The HDT results, reported annually for Arun since the HDT was established in 2018, are as follows: -

- 91% November 2018
- 68% November 2019
- 61% November 2020
- 65% November 2021 (published January 2022)

1.4 The Government published a number of penalty thresholds set out within the National Planning Policy Framework (NPPF) that must be applied with respect to the HDT result:-

- Where housing delivery falls below 95% of requirements an 'Action Plan' should be published;
- Where housing delivery falls below 85% of the requirement, a 20% buffer should be applied to the five-year housing land requirement;
- Where housing delivery falls below 75% - The 'Presumption in favour of sustainable development' applies to decision making (i.e. for determining planning applications).

- 1.5 The Council published an Action Plan 2019 which has been updated and will continue to be updated until the 95% threshold is attained. The Action Plan set out actions which included for example, the adoption of Masterplans to address coordination of applications and improved quality of development proposals. This has been undertaken for the Strategic Allocations. In addition, a 'call for sites' culminated in the Councils' published Interim Housing Statement 2021 being approved in March 2021 to encourage housing land supply to come forward in sustainable locations. In addition, to help boost housing delivery performance, officers have commissioned a consultant to work with developers to commit to Housing Delivery Agreements on sites with outstanding planning permissions.
- 1.6 The HDT 2019 result also triggered a 20% buffer for calculating the 5-year HLS although the earlier HDT result for 2018 triggered a 5% buffer.
- 1.7 Subsequent HDT results including the current HDT result published for 2021 have all triggered the 20% buffer.
- 1.8 It is worth noting that the adopted Arun Local Plan 2018 applied a 20% buffer for calculating the 5-year land supply based on the 2016/17 Authority Monitoring Report because of persistent housing under delivery (see paragraph 12.1.5 of the Adopted Arun Local Plan 2018).
- 1.9 The 'presumption in favour of sustainable development' (i.e., paragraph 11d of the NPPF) is also triggered when an authority is unable to demonstrate a 5-year HLS. This has been applicable in Arun since 2019 when the NPPF protection for recently adopted Local Plan's ceased to apply for Arun as reported in the annual publication of the Council's AMR.

Conclusions

- 1.10 While it appears that there is a modest improvement in the HDT result in 2021 this is, largely explained because of a technical adjustment to allow for the impact of Covid_19 on the housing sector (i.e., the housing requirement period was reduced to 8 months and completions delivery period to 11 months in 2021).
- 1.11 There are no additional penalties for Arun as a result of the published 2021 HDT result, and these remain as; an Action Plan; application of a 20% buffer and the 'presumption'.

1. PROPOSAL(S):		
That the Housing Delivery Test result and its implications for decision making in Arun, is considered.		
2. OPTIONS:		
To note the HDT result; or not to note the HDT result.		
4. CONSULTATION:		
Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify) Chairman and vice Chairman of Planning Policy Committee.	x	
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability		x
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
6. IMPLICATIONS:		
The HDT result measures a Council's past 3-year housing delivery performance and is used by the Government to determine whether penalties should be applied to decision making and calculation of housing land supply (HLS), for the purposes of the 5-year HLS.		

7. REASON FOR THE DECISION:
To ensure that housing delivery and performance is monitored in Arun in order to inform whether intervention improvements can be made to help boost the delivery of housing.

8. BACKGROUND PAPERS:

Background Paper 1 Housing Delivery Test Measurement November 2021:-

www.gov.uk/government/publications/housing-delivery-test-2021-measurement

