

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 15 OCTOBER 2019

PART A : REPORT

SUBJECT: Housing Delivery Test - Action Plan

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DATE:	16 September 2019
EXTN:	37853
PORTFOLIO AREA:	Planning

EXECUTIVE SUMMARY:

In February 2019 the Government published the November 2018 Housing Delivery Test result for Arun. The HDT result was 91% which meant that Arun District Council should prepare an Action Plan aimed at boosting housing delivery. A draft Action Plan is attached for consideration, and once approved needs to be published on the authority's web site.

RECOMMENDATIONS:

That the Planning Policy Sub Committee agrees the following:

- a) That subject to any further minor changes in consultation with the Chairman, Portfolio holder for Planning and Group Head of Planning, the Action Plan be referred on to Full Council for approval as a technical document for publication on the Council's web site

1. BACKGROUND:

- 1.1 Planning Policy Sub-Committee (PPSC) considered a report on the Authority Monitoring Report (AMR) on 18 June 2019. That report item signalled that Arun's Housing Delivery Test (HDT) Result for November 2018 was published by the Government in February 2019. Arun's HDT result was 91% which means the authority must prepare and publish an Action Plan. 91% relates to the number of dwellings delivered in the past three years against the requirements in the Local Plan
- 1.2 An Action Plan should set out actions aimed at trying to boost housing delivery in order to overcome barriers to housing delivery and help identify key local issues and potential measures to improve delivery and the consequent result for the next published HDT (in November 2019) and for successive years.
- 1.3 The attached Appendix 1 sets out the draft Action Plan.
- 1.4 The Action Plan sets out the HDT methodology and the context for Arun's performance at 91% including commentary on some of the barriers to delivery

including perceived solutions. It also sets out the risks arising from further underdeliver in terms of the 5-year housing and supply and the presumption in favour of sustainable development set out in paragraph 11.d of the National Planning Policy Framework 2019.

- 1.5 There appear to be many complex reasons for non-delivery (see section 6 of the Action Plan) including significant infrastructure delivery constraints, an unwillingness in some instances to coordinate individual development schemes through Masterplans within the Strategic Allocation areas and consequently poor-quality planning applications leading to applications being refused, as well as officer recommendations for approval being overturned at committee and other market factors to do with local market saturation/phasing etc.
- 1.6 A number of potential actions are therefore, set out in the Action Plan (see section 7) in order to try and deliver an increase in housing performance within the Arun District local planning area.
- 1.7 One of the proposed actions to investigate is whether the Council should once more, invite applications from landowners/developers on 'deliverable' HELAA sites in order to help boost housing delivery. This action was last adopted in 2017 while the Local Plan was being examined and there was a potential shortfall of housing land supply.

2. PROPOSAL(S):

The Action Plan is agreed for publication on the authorities' web site and referred to Full Council to approve.

3. OPTIONS:

The proposal is to agree the Action Plan. This is to be referred to Full Council for approval and publication on the Councils' web site and includes the consideration of inviting applications on deliverable HELAA sites to help boost housing supply and delivery.

4. CONSULTATION:

This is a technical document that does not require consultation under the Housing Delivery Test Guidance but following approval should be placed on the council's web site. .

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		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 Action Plan may assist the authority in improving housing delivery performance through pro-active consideration of the authority's housing land supply.

7. REASON FOR THE DECISION:

The recommendations are intended to ensure that the Council meets the requirements of national policy on housing performance and delivery by ensuring that an Action Plan is prepared and published aimed at helping to boost housing delivery.

8. BACKGROUND PAPERS:

1. Item 8: Authority Monitoring Report - Planning Policy Sub-committee 18 June 2019

<https://democracy.arun.gov.uk/documents/g669/Public%20reports%20pack%2018th-Jun-2019%2018.00%20Planning%20Policy%20Sub-Committee.pdf?T=10>

