

Borough Council of King's and West Norfolk

2018 Housing Delivery Test (HDT) Results

Borough Council HDT Action Plan

Local Plan Task Group Paper

August/September 2019

Housing Delivery Test Action Plan: Local Plan Task Group Paper

Summary

Government changes to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) have introduced the Housing Delivery Test (HDT). This is a new test for Local Planning Authorities (LPA) to navigate. The test measures the number of homes actually delivered against how many homes should have been delivered over the past three year period. Results are expressed as a percentage and this dictates the measures required for the LPA to take or the penalties it faces. The Borough Council's result for 2018 is 91%. This means that a HDT Action Plan needs to be prepared. The Action Plan explores housing supply and delivery in some detail and then provides a series of Actions for the Borough Council to consider going forward in an attempt to increase housing supply and delivery.

1. Housing Delivery Test Introduction

- 1.1 Government, through changes to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), have introduced a new test for Local Planning Authorities (LPA's). This is a part of a range of measures the Government has introduced to enable them to attempt to achieve their ambition for 300,000 new homes to be built every year in England by the mid 2020's. This new test is called the Housing Delivery Test (HDT).
- 1.2 The HDT does exactly what the title infers; it is a measure of how many new homes have been delivered within the LPA's area over the past three years against how many new homes should have been delivered. The results of the HDT are anticipated to be published in November each year by Government (although it should be noted the 2018 results were actually published in February 2019). The result is expressed as a percentage.
- 1.3 The result dictates the actions or measures the LPA is either required to undertake or the penalties it faces, for 2018 this is as follows:
 - 95% = A pass
 - Below 95% = An Action Plan needs to be prepared
 - Below 85% = The above and a 20% land buffer in the LPA's five year housing land supply calculation
 - Below 75% = The above and the presumption in favour of sustainable development is engaged
- 1.4 The results are fixed until the subsequent years' results are published. Moving forward the 'presumption' % rises to 45% for 2019 and 75% for 2020 onwards.
- 1.5 The Borough Council's HDT result for 2018 is 91%. So there is a requirement for the borough council to prepare a Housing Delivery Test Action Plan. An Action Plan needs to be prepared within 6 months of the publication of the results.

2. Borough Council Housing Delivery Test Action Plan

2.1 In line with the requirements an Action Plan has been developed. This explores the following (summarised):

- National and local contexts
- Current five year housing land supply position
- Past housing delivery and the borough council's HDT result
- The many proactive measure the borough council is taking to ensure new homes are delivered
- Detailed analysis of the latest housing trajectory schedule and other data sources to identify housing supply/delivery strengths and weaknesses

2.2 Based upon the above the Action Plan sets out a series of appropriate actions for the borough council to consider in an attempt to increase both the supply and delivery of new homes.

2.3 The HDT Action Plan and supporting evidence documents can be viewed in full via the web-link below:

https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/753/housing_delivery_test_hdt_action_plan

2.4 For convenience the Actions are replicated over the page:

Actions

Ongoing:

- Build out of Borough Council sites which are allocated, have planning permission or funding
- Continue to proactively work towards bringing forward the West Winch Growth Area
- Implement the Actions set out in the Borough Council Custom and Self-Build Action Plan, including providing opportunities for and raising awareness of this method of delivery
- Consider reducing the time given to planning permissions in light of the Housing Delivery Test result and future five year housing land supply positions
- Take decisions according to Local Plan and NPPF to provide clarity, certainty and consistency
- Continue to provide support for those communities wishing to prepare a Neighbourhood Plan for their area and if appropriate support neighbourhood plan allocations
- Member Training
- Proactively monitor permissions and completions

Short term (1 -2 Years):

- Local Plan review. Prepare this in a timely fashion and provide the opportunity for a balanced portfolio of sites in terms of size, location and Greenfield / brownfield.
- Produce a new Strategic Housing Marketing Assessment (SHMA)
- Produce a new whole Local Plan viability study
- Norfolk Strategic Planning Framework - continue to support this and the strategic housing delivery study
- Local Plan Task Group to consider sites which appear to have stalled (rated red)
- Borough Council to consider another phase of Rural Exception Sites (affordable housing)
- Borough Council to carry out its functions with regard to its established housing company and seek to provide further housing within the Borough
- Borough Council to carry out its functions as a Registered Provider and consider directly provide affordable housing
- Review the Housing Delivery Test Action Plan

Medium term (2 – 5 years):

- Borough Council to consider delivering more homes – both on own land and consider other options
- Work across the County with other authorities, as part of the Norfolk Strategic Planning Framework and through any follow up work that arises from the NSPF Housing Delivery Study

Long term (5 years +):

- Once the Local Plan review has been adopted commence work on a new Local Plan

3. Background Papers

The Housing Delivery Test measurement rule book:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

The Housing Delivery Test: 2018 measurement:

<https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>