

**REPORT TO LOCAL PLAN TASK GROUP
11 MAY 2022**

Open		Would any decisions proposed :		
Any especially affected Wards	Discretionary	Be entirely within Cabinet's powers to decide	N/A	
		Need to be recommendations to Council	NO	
		Is it a Key Decision	NO	
Lead Member: Cllr Richard Blunt E-mail: richard.blunt@west-norfolk.gov.uk		Other Cabinet Members consulted:		
		Other Members consulted:		
Lead Officer: Claire may E-mail: claire.may@west-norfolk.gov.uk Direct Dial: 07568608805		Other Officers consulted: Vanessa Rowell Michael Burton Stuart Ashworth		
Financial Implications NO	Policy/Personnel Implications NO	Statutory Implications NO	Equal Impact Assessment NO If YES: Pre-screening/	Risk Management Implications NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)				

Date of meeting: 11 May 2022

HOUSING DELIVERY TEST and 5 YEAR HOUSING LAND SUPPLY

Summary

This report provides details of the Housing Delivery Test (HDT) results for 2021 that were published on 14th January 2022 by the Department for Levelling Up, Housing & Communities (DLUHC) and provides an update to the five-year housing land supply position for the period 2021 - 2026.

Recommendation

The Local Plan Task Group is recommended to note the result of the Housing Delivery Test and the Housing Land Supply Statement for the period March 2021 to April 2026.

Reason for Decision

To ensure that the Borough Council complies with its duties, to update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, as set out with the NPPF (paragraph 74) and PPG.

1.0 Background

1.1 Housing Delivery Test

1.2 The Housing Delivery Test (HDT) was introduced by the Government in 2018 as a monitoring tool to demonstrate whether Local Planning Authorities are building enough homes to meet their housing need. The HDT compares the number of new homes delivered over the previous three years with the authority's housing requirement.

1.3 The results for the HDT are used to determine the 'buffer' to apply in housing land supply position statements and whether the presumption in favour of sustainable development should apply.

1.4 Under the HDT, the National Planning Policy Framework (NPPF) sets out that:

- Where housing delivery over the previous three years has been less than 95% of the housing requirement, LPAs should prepare an Action Plan setting out the causes of under delivery and the intended actions to increase delivery
- Where delivery has been less than 85% of the housing requirement, a 20% buffer should be applied to the supply of deliverable sites for the purposes of housing delivery assessment
- Where delivery has been less than 75% of the housing requirement, the NPPF's presumption in favour of sustainable development will apply.

1.5 The methodology for calculating the Housing Delivery Test is set out in the Housing Delivery Test Measurement Book¹.

1.6 To reflect the disturbances to planning services during the national lockdown the Government reduced the 'homes required' within the 2019-20 year by a month and within the 2020-2021 year by four months.

1.7 The Housing Delivery Test (HDT) results for 2021 were published on Friday 14th January 2022 by the Department for Levelling Up, Housing and Communities (DLUHC). The table below sets out the results of the Housing Delivery Test and confirms that the Borough of Kings Lynn and West Norfolk achieved 96% and therefore no further action is required.

Table 1: Housing Delivery Test Results 2021

No. of Homes Required			Total	No. Homes Delivered			Total	Result
2018-19	2019-20	2020-21		2018-19	2019-20	2020-21		
556	508	358	1422	432	591	340	1363	96%

¹ Available at <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

1.8 Local Housing Need and Housing Land Supply

Local Housing Need

- 1.9 National planning policy² requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need.
- 1.10 The local housing need (LHN) for the Council is calculated using the standard method and results in a LHN figure of 549 dwellings per annum.
- 1.11 In addition, national planning policy requires a 'buffer' on top of the LHN of either:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.12 The level of the 'buffer' is determined through the Housing Delivery Test results. The Housing Delivery Test 2021 results require the Council to add a 5% buffer which leads to a housing requirement of 576dpa or **2,882** dwellings over the five-year period against which the Housing Land Supply needs to be assessed.

Housing Land Supply

- 1.13 The Housing Land Supply Statement (Appendix 1) explains the Council's approach to calculating the five-year housing land supply and the Housing Trajectory (Appendix 2) provides an assessment of deliverable land within the Borough and the Council's five-year housing land supply position and consists of an assessment of the following:
- All outstanding housing commitments and housing completions between 1st April 2020 and 31st March 2021
 - Sites granted planning permission for 1-4, 5-9 and for 10 or more dwellings
 - Housing allocations within the SADMP 2016
 - Accelerated Construction Programme Sites
 - Emerging Local Plan Review Sites, and
 - Windfall allowance

² Paragraph 74 of National Planning Policy Framework

- 1.14 The Housing Land Supply Statement and Housing Trajectory confirm that there is an identified supply of 3,595 dwellings for the 5-year period from 2020/21 to 2025/2026. Therefore, King's Lynn and West Norfolk Borough Council can show **6.24** years supply of deliverable housing against a LHN of 576dpa. A summary is provided in Table 1 below:

Table 1

Source	Dwellings	Notes
Requirement for next 5 years	2,745	Standard method = 549 x 5 =2,745
Plus 5% buffer	137	5% of 2,745 = 137
Total 5 year requirement	2,882	2,745 + 137 = 2,882
Annual Requirement	576	2,882 ÷ 5
Total deliverable dwellings	3,595	Housing Land Supply Statement/ Trajectory
Deliverable Housing Supply	6.24 years	3,595 ÷ 576 = 6.24

- 1.15 The Housing Land Supply Statement and Housing Trajectory (Appendix 1 &2) will be published on the Council's website.

2.0 Options Considered

- 2.1 No other options are considered as the Council is required to take account of the Housing Delivery Test Results and to update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.

3.0 Policy Implications

- 3.1 None

4.0 Financial Implications

- 4.1 None.

5.0 Personnel Implications

- 5.1 None.

6.0 Statutory Considerations

- 6.1 None.

7.0 Equality Impact Assessment (EIA)

- 7.1 An EIA is not necessary in this case, as the Housing Land Supply Statement is not a policy document.

8.0 Risk Management Implications

- 8.1 None

9.0 Declarations of Interest / Dispensations Granted

9.1 None

10.0 Background Papers

National Planning Policy Framework

Planning Practice Guidance

Housing Delivery Test: 2021 Measurement

<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

This report is supported by the following appendices:

Appendix 1 Five-Year Housing Land Supply Statement

Appendix 2 Housing Trajectory