

NPPF 3 & The Housing Delivery Test (HDT)

Alan Gomm
Alex Fradley

Borough Council of
**King's Lynn &
West Norfolk**

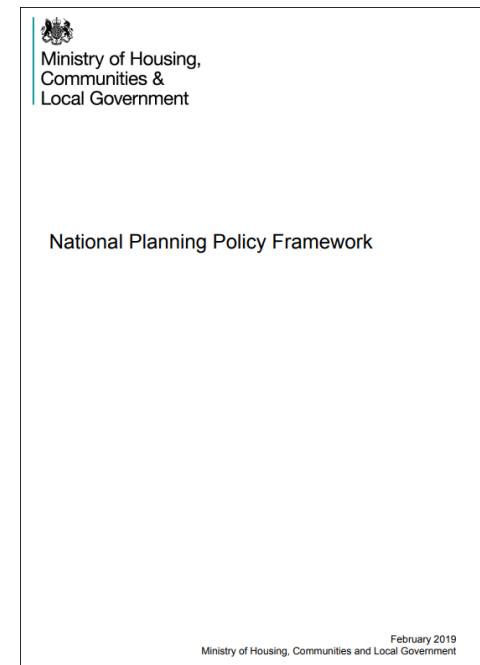


What has been published in Feb:

- Revised Revised National Planning Policy Framework (NPPF), is it 2.1, 2.5, 3 or 19?
- Updated chapter of the Planning Practice Guidance (PPG)
- The Housing Delivery (HDT) results

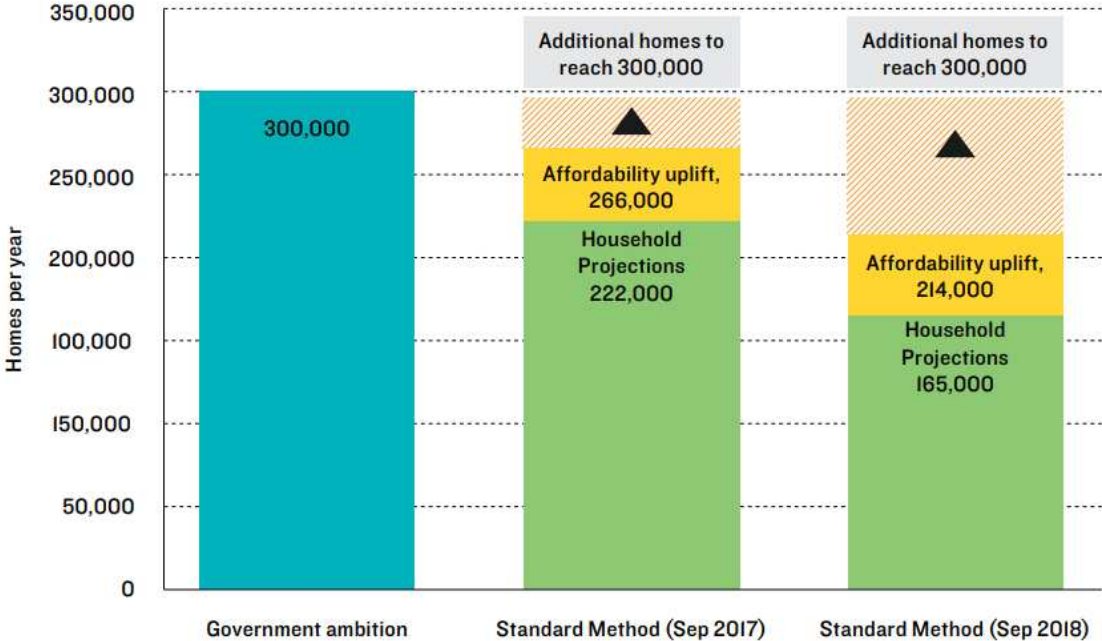
NPPF 3

- Clarification to the definition of Local Housing Need
- Clarification to the definition of deliverable
- Alignment with Habitats Regulations



Government Ambition

Figure I: Homes per year generated by standard method – September 2017 and September 2018



Source: Lichfields analysis

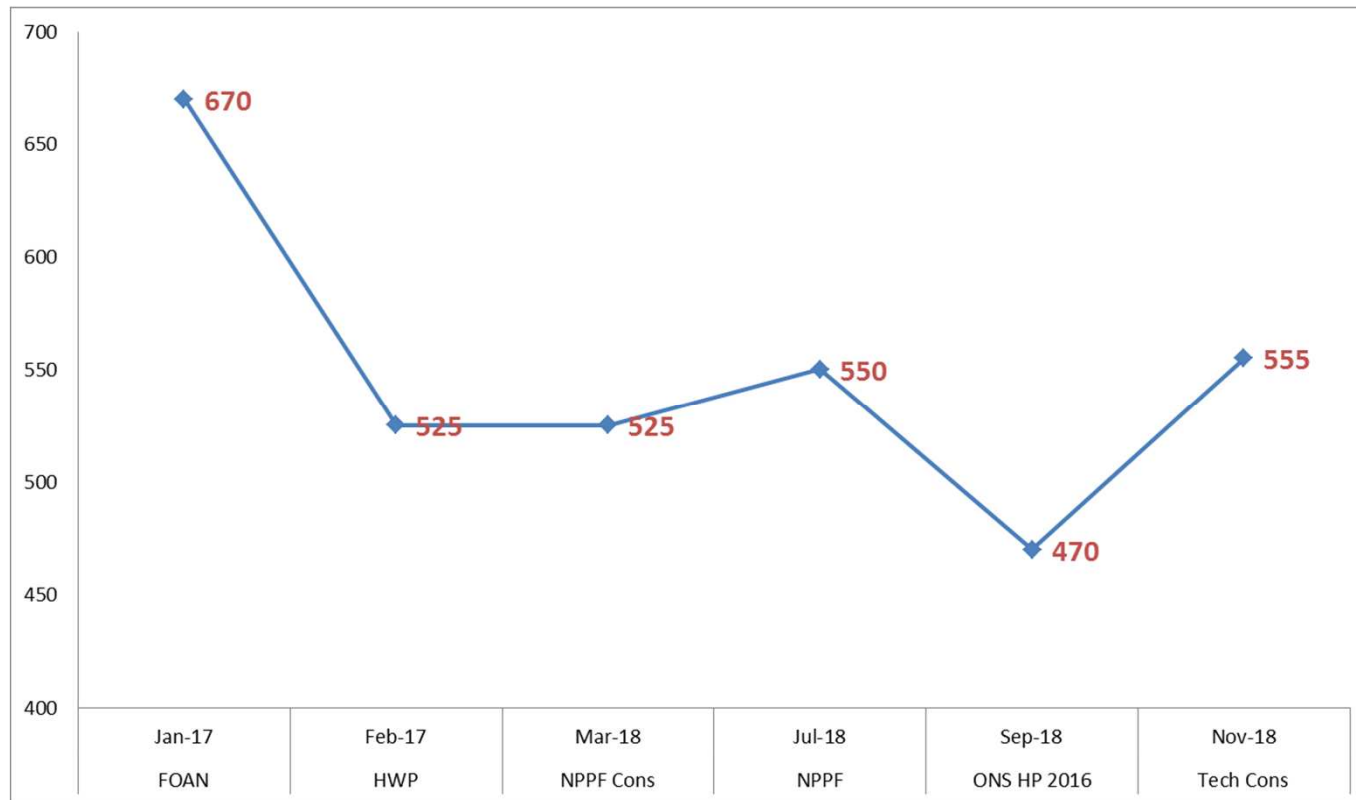
PPG

Housing & Economic Needs Assessment:

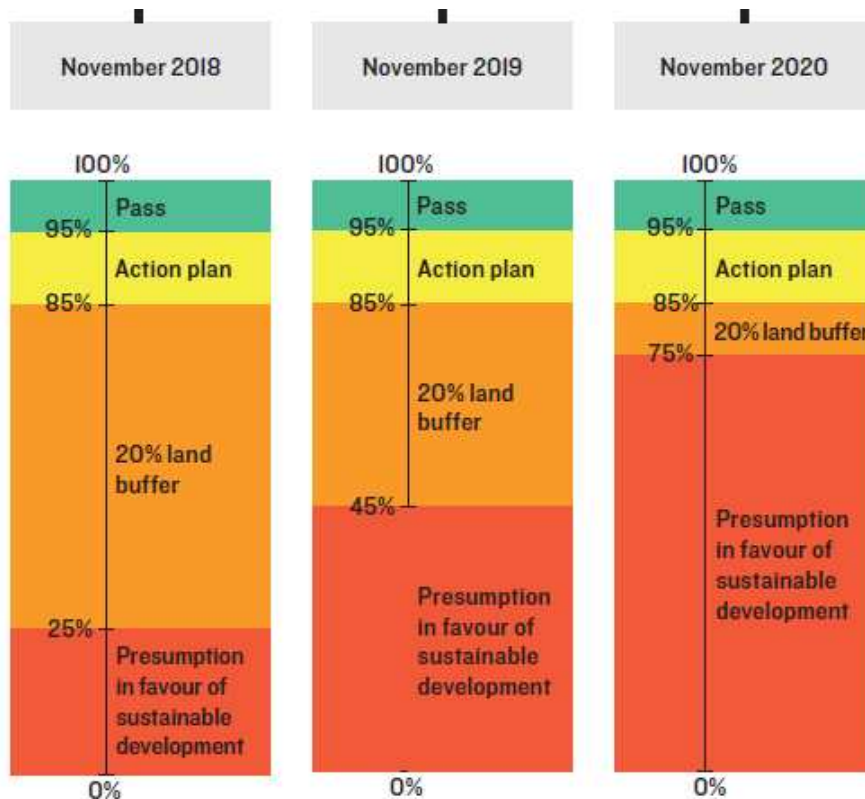
- Must use the 2014-based house-hold projections in the use of the Local Housing Need (LHN) standard methodology
- Cannot use the 2016-based ones at all!

Note this is an interim measure – 2018-based data published next year.....

Our Local Housing Need



Housing Delivery Test (HDT)



- New test & Rule Book
- Hard hitting with high thresholds
- Not totally in our control
- Housing takes time
- Our result ?

Results

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
	2015-16	2016-17	2017-18		2015-16	2016-17	2017-18		91%	Action plan
King's Lynn and West Norfolk	499	500	448	1,447	505	412	401	1,318	91%	Action plan

- Moving forward the target changes to the LHN figure of 555
- So if completions remain similar or worse, our HDT results gets worse year on year.....

Action Plan

- All local planning authorities with a result of less than 95% have six months to prepare an Action Plan. The role of an Action Plan as set out in Planning Practice Guidance is to:
- “identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery.”
- An Action Plan is intended to be a practical document, focussed on effective measures aimed at improving delivery within an area. It should be underpinned by appropriate evidence, research and local understanding.



Action Plan

- Actions identified through this process should be clear, implementable and measurable.
- The Action Plan could include a range of interventions classified as short, medium and long-term to help provide some immediate improvements to delivery,
- but also to help with long-term planning for general growth aspirations



Action Plan

- At the core of the Action Planning process, local planning authorities will need to identify actions to boost delivery
- it is recognised as not just a problem for ‘planning’. It is likely to have wider implications for a Council in terms of corporate growth ambitions, meeting the identified needs of the local population, and future income
- Stakeholder engagement is crucial



Action Plan

- Step 1 - Data gathering
- Step 2 - Root Cause Analysis
- Step 3 - Action Planning
- Step 4 - Consulting and publishing
- Step 5 - Implementing actions
- Step 6 - Monitoring outcomes

Conclusions

- Government serious about housing supply & delivery
- Action Plan required
- Need to **Significantly Boost Housing Supply & Delivery** or else the presumption is engaged
- No doubt more changes to come

