

# Housing Delivery Test 2019 Results

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# Background

Government requires that Local Planning Authorities have 3 key elements in place, in order to retain control and direct development:

1. An up to date Local Plan
2. A 5 year housing land supply position in excess of 5 years' worth
3. 'Pass' the Housing Delivery Test

Government serious about housing supply & delivery



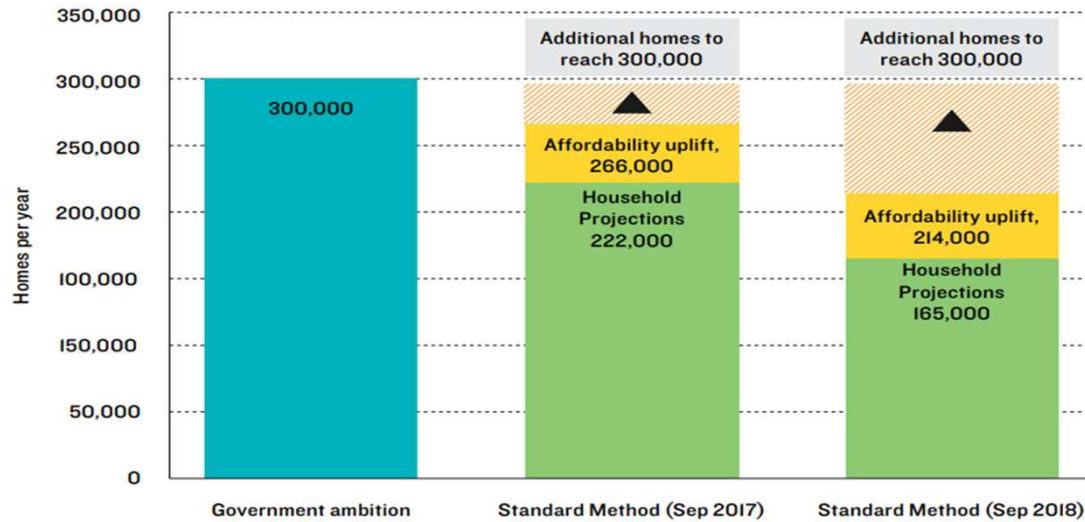
# Local Housing Need (LHN)

Government ambition to build 300,000 homes per year by the mid 2020's

- Revised NPPF Introduced a Standard Method for calculating LHN. There are Two inputs:
  1. ONS Household Projections
  2. ONS Affordability Ratio

The BCKLWN LHN is 555 new home p.a

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



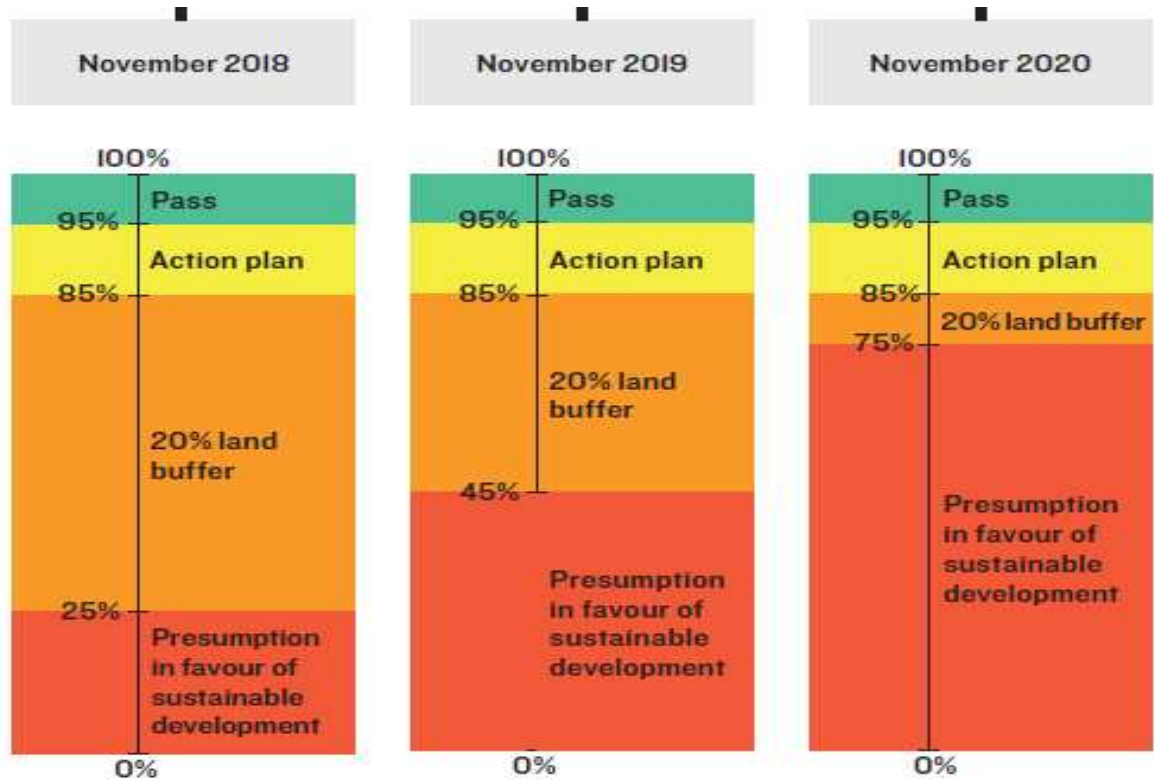
# HDT What is it?

Source: Lichfields analysis

- The HDT is a monitoring tool the Government will use to demonstrate if local areas are building enough homes to meet their housing need
- Measures how many new homes delivered over the past 3 years against how many new homes should have delivered
- Relatively New and Hard Hitting: high thresholds and severe penalties



# HDT Levels



- Results to be published Nov each year (ish!)
- Position/result fixed until the following results published

# BCKLWN HDT 2018 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 |                                 |                                         |                                         |
| King's Lynn and West Norfolk | 499                      | 500     | 448     | 1,447                          | 505                       | 412     | 401     | 1,318                           | 91%                                     | Action plan                             |

- **91 % = Action Plan**
- Need to attempt to **Significantly Boost housing supply & delivery** or else the presumption is engaged

# HDT Past Need?

| Financial year of three year rolling Housing Delivery test period | Version of the household projections | Annual average taken of years (Table 406) | Year 1 | Year 10 | Growth | Annual Average |
|-------------------------------------------------------------------|--------------------------------------|-------------------------------------------|--------|---------|--------|----------------|
| 2015/16                                                           | 2012-based household projections     | 2015-2025                                 | 64,893 | 69,883  | 4,990  | 499            |
| 2016/17                                                           | 2012-based household projections     | 2016-2026                                 | 65,395 | 70,396  | 5,001  | 500            |
| 2017/18                                                           | 2014-based household projections     | 2017-2027                                 | 65,486 | 69,968  | 4,482  | 448            |
| <b>Total</b>                                                      |                                      |                                           |        |         |        | <b>1,447</b>   |

- LHN looks forward not backwards
- To address this the HDT Rule Book explains
- The LHN figure is phased in

# BCKLWN HDT Action Plan

Explores:

- National and local contexts
- Current housing land supply position
- past housing delivery

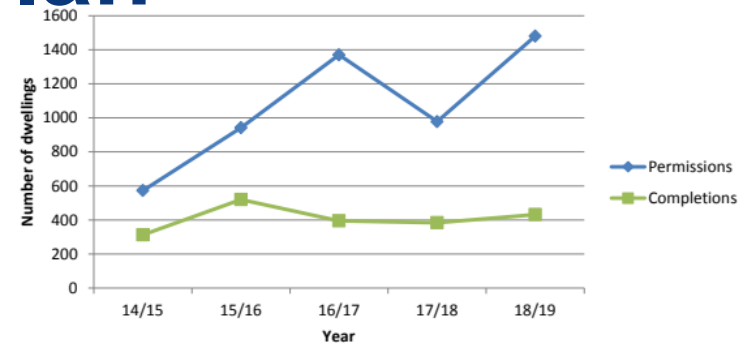
It:

- Outlines the many proactive measure the BC is currently taking to ensure new homes are delivered
- Provides a detailed analysis of the housing trajectory schedule and other data sources

**Based upon the above, set out a series of appropriate actions necessary to increase both supply and delivery of new homes in the future**

[https://www.west-norfolk.gov.uk/info/20079/planning\\_policy\\_and\\_local\\_plan/753/housing\\_delivery\\_test\\_hdt\\_action\\_plan](https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/753/housing_delivery_test_hdt_action_plan)

Permissions Vs Completions





## 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



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|                              | 2016-17                  | 2017-18 | 2018-19 |                                | 2016-17                   | 2017-18 | 2018-19 |                                 |                                         |                                         |
| King's Lynn and West Norfolk | 500                      | 448     | 556     | 1,504                          | 412                       | 401     | 432     | 1,245                           | 83%                                     | Buffer                                  |

MHCLG published the HDT 2019 results, 13/02/2020. They were due in November, I would guess delayed due to the election etc... As above the BCKLWN result for 2019 is **83%**. This means:

- We have 6 months to **update our Action Plan** (13/08/2020) including progress on the actions within
- **A 20% buffer is now applied in our 5Yr housing land supply calculation**. Consequently 8.42 goes down to 7.37 years' worth of supply
- Note this will change as we will re-asses the position based upon the 2019/20 FY
- We also have the publication of financial data and the HHP's this year
- Note that from next year, and onwards, if the result dips **below 75% the 'presumption in favour of sustainable development' is engaged**
- Indicatively this FY's (2019/20) completions should be higher, however the number of homes required over the 3 year period increases

# Going forward

- The Gov. have yet to decide how Local Housing Need (LHN) should be calculated going forward as it is currently based upon the 2014 HHP's (published in 2016). We have since had the 2016 HPP's but have been formally told through the NPPF/PPG to ignore these. What happens when the 2018 HPP's are published this year? NPPF revision?
- 2019/20 on course achieve 555+ completions
- Likely that the HDT Results for 2020 will be higher than 2019
- Could see the need for just the Action Plan





# Going forward



Really need all of this in combination:

- BC to continue developing/ building out sites
- Continued BC intervention on sites (NORA, WW, ACP)
- Need to create a planning policy framework that is conducive to ensure a continuous supply of smaller windfall sites
- Need our 2016 SADMP Allocations to not only gain PP but crucially start to be built out

