

Housing Delivery and the Housing Delivery Test

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Introduction

- The test
- How the results of the test will be used - consequences



What is the Housing Delivery Test? (1)



“Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.”

Glossary to the draft NPPF

What is the Housing Delivery Test? (2)



Housing Delivery Test draft Measurement Rule Book

The HDT is the percentage measurement of the number of net homes delivered (Table 1) against the number of homes required in a plan-making authority area.

Housing Delivery Test (%)=
$$\frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over 3 yr. period}}$$

Consequences



Neatly summarised in draft PPG (pages 20-21):

- The following consequences apply with immediate effect from the publication of HDT results
 - Publication of an action plan if housing delivery falls below 95% (paragraph 77)
 - 20% buffer on LPA's five-year land supply if housing delivery falls below 85% (paragraph 74(c) and fn 29)
 - The 'tilted balance' applies if housing delivery falls below 75% once transitional arrangements have ended (paragraph 75 and fn 30)
- N.B. transitional arrangements (paragraph 211 draft NPPF)

Consequences – Action Plan



(1) to be published within six months of HDT –draft PPG page 23

(2) “The action plan is a document produced by the local planning authority to reflect challenges and identify actions” draft PPG page 21



Consequences – the buffer



Paragraph 74(c) of the draft NPPF

20% buffer applied to the housing requirement where there has been significant under delivery of housing over the previous 3 years

Significant is defined in footnote 29 as delivery below 85% of the requirement

Consequences- triggering the presumption (1)



Para. 75 (which replaces paragraph 49 in the NPPF): for applications that include housing

- Para. 11d (the tilted balance) of the NPPF will apply if either
 - LPA cannot demonstrate a 5 year supply of deliverable sites (with the appropriate buffer) or
 - HDT “indicates that delivery of housing has been substantially below the housing requirement over the previous three years”

Consequences - triggering the presumption (2)



- “Substantially below”
 - Ultimately, this will mean below 75% of the housing required over the previous three years
 - See transitional provisions in Annex 1: “substantial under-delivery” means:
 - November 2018 HDT results: delivery below 25%
 - November 2019 HDT results: delivery below 45%
 - November 2020 HDT results (& subsequent years): delivery below 75%

Consequences- triggering the presumption (3)



Paragraph 14 of the draft NPPF carries forward the policy in the Dec 2016 written ministerial statement

Where a neighbourhood plan has recently been brought into force and contains policies and allocations to meet its identified housing requirement, the adverse impact of allowing development that conflicts with the NP “is likely to significantly and demonstrably outweigh the benefits” where:

- The LPA has at least a three year supply of deliverable housing sites; and
- Housing delivery over previous three years was at least 45% assessed against the HDT (at least 25% from November 2018 to November 2019)

Other points relevant to housing delivery



Para. 78 draft NPPF: LPAs “should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability”

- Major housing development: requirement to assess why earlier grant of planning permission for similar development on the same site did not start

