

# Housing Delivery and the Housing Delivery Test

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**19 April 2018**

## What is the Housing Delivery Test?



“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.”



## What is the Housing Delivery Test?

Methodology: Housing Delivery Test Measurement Rule Book

- HDT = number of “net homes delivered” (see Methodology for approach required to calculation of this) over a rolling three year period as a percentage of the number of homes required

## Consequences of the Housing Delivery Test

Neatly summarised in draft PPG:

- Following consequences apply with immediate effect from the publication of HDT results
  - Publication of an action plan if housing delivery falls below 95%
  - 20% buffer on LPA's five-year land supply if housing delivery falls below 85%
  - Presumption in favour of sustainable development if housing delivery falls below 75% once transitional arrangements have ended.
- N.b. transitional arrangements

## Consequences of the Housing Delivery Test

Para. 75: for applications that include housing

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

## Consequences of the Housing Delivery Test



- “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 of the Housing Delivery Test



Para. 11d:

“[W]here there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- I. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

## Consequences of the Housing Delivery Test

On (II) in this context: see para. 14

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)



## Consequences of the Housing Delivery Test



Para. 77:

- LPAs should monitor progress in building out sites
- Where HDT indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous three years, LPA should prepare an “action plan” (see PPG)

## Other points relevant to housing delivery

- Para. 64: reduction to affordable housing contribution where vacant buildings are being reused or redeveloped
- Para. 69: at least 20% of the sites identified for housing in LPA plans are supposed to be half a hectare or less
- Para. 78: 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



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