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PLANNING



Housing Delivery Test (March 2019)

The Planning team at PFK take a look at the first publication of the Housing Delivery Test and what this means for local Planning Authorities in Cumbria.

Can PFK help you?

If you would like any further information please contact our friendly team.



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“After much delay, in February 2019, the Government published the first results of the Housing Delivery Test (HDT). The publication of these results reflects the push from Government to increase the delivery of housing across the country.”

Housing Delivery Test

The Housing Delivery Test is an annual measurement of housing delivery, calculated by dividing the number of net homes delivered over a three-year period by the total number of homes required over a three-year period. The HDT applies to all plan-making authorities, except for the National Park Authorities, the Broads Authority and development corporations without full plan-making responsibilities. The HDT will apply from the day following publication of the results.

$$\text{Housing Delivery Test \%} = \frac{\text{Total net homes delivered over a 3-year period}}{\text{Total net homes required over a 3-year period}}$$

Until November 2019, plan-making authorities who have failed to deliver at least 25% of their housing need will trigger Paragraph 11(d) of the National Planning Policy Framework and a presumption in favour of sustainable development will apply.

From November 2019, the presumption in favour of sustainable development will be triggered if delivery is below 45%, rising to 75% by November 2020.

Any authority who has failed to deliver at least 85% of their housing requirement will be required to apply a 20% buffer to their housing target. Authorities which delivered less than 95% of their housing requirement will be required to prepare an action plan to assess the causes of under-delivery and set out ways they will increase delivery in future years. These thresholds will remain at this level for future tests in subsequent years.

Nationally, no local authorities failed the test and triggered the presumption in favour of sustainable development; however, 86 authorities will need to apply a 20% buffer to their housing target and prepare an action plans, with a further 21 authorities required to prepare an action plan only.

Housing Delivery Test in Cumbria

In this section, we will provide a brief overview of the Housing Delivery Test in Cumbria. The published results show that all local authorities in Cumbria successfully passed the Housing Delivery Test (2018). In Cumbria, the top performing local authority was Allerdale Borough Council, who delivered 278% of their minimum housing requirement, this was closely followed by Carlisle City Council who delivered 248% and Copeland who delivered 242% of their minimum requirement. South Lakeland District Council and Eden District Council performed less well but still significantly exceeded their requirement, delivering 180% and 194% of their minimum housing requirement respectively. If we consider performance nationally, all of the Cumbrian authorities were within the top 50 performing authorities, the highest Allerdale featured just outside the top ten, in 11th place.

However, it is important to note, that this measurement of delivery is assessed against minimum housing need in the area and based on population growth projections, as such this minimum figure does not reflect growth aspirations or locally adopted targets. If we consider delivery performance against adopted Local Plan targets, only Allerdale, Carlisle and South Lakeland exceeded their target, with delivery in Eden and Copeland falling below the target. Housing delivery in Copeland when assessed against their target of 230 homes per year, is just 58%.

Figure 1 - Summary of Housing Delivery in Cumbria

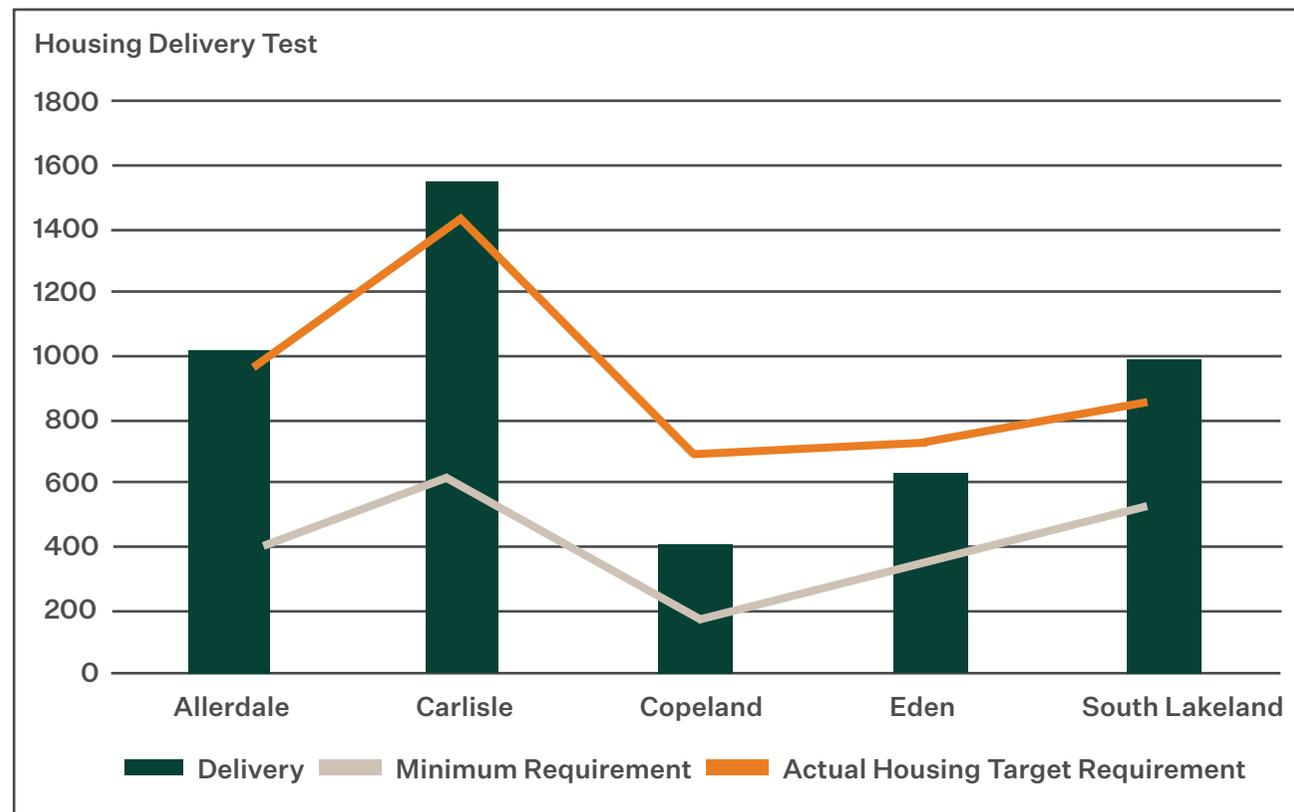


Figure 1 (left) provides a summary of housing delivery when assessed against both local housing need (minimum requirement) and the housing target of each local authority. The housing delivery test is not applied in Barrow due to their negative housing growth projections and the Lake District and Yorkshire Dales National parks are excluded. The Housing Delivery Test results illustrates a significant disparity between minimum housing requirements and locally adopted targets, this poses an interesting question of whether the HDT will actually promote the delivery of housing in areas outside of the South-East.

The next set of results are expected to be published in November 2019 and delivery of housing will continue to be closely monitored with increasing pressure placed upon Council's to ensure allocated sites and consented schemes are capable of being implemented and delivering housing.

More information on the Housing Delivery Test can be found at: <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>