

HOUSING DELIVERY ACTION PLAN

Head of Service: Viv Evans, Head of Planning
Wards affected: (All Wards);
Urgent Decision?(yes/no) No
If yes, reason urgent decision required:
Appendices (attached): Housing Delivery Action Plan 2020

Summary

The Housing Delivery Action Plan identifies actions to increase future housing delivery in the Borough. The Council is required to prepare an Action Plan following the Housing Delivery Test (HDT) published by Central Government in February 2020, where the Council was unable to demonstrate housing delivery necessary for in the previous three years.

Recommendation (s)

The Committee is asked to:

- (1) **Approve the Housing Delivery Action Plan 2020**

1 Reason for Recommendation

- 1.1 The Council is required to prepare an Action Plan following the publication of the Housing Delivery Test in February 2020. It is unable to demonstrate sufficient housing delivery (95% housing delivery) against the calculated requirement for the previous three years.

2 Background

- 2.1 The Housing Delivery Test (HDT) was introduced by Government with the publication of the revised national policy and guidance (National Planning Policy Framework NPPF and Planning Practice Guidance PPG) in 2018. The HDT measures housing delivery within an authority area for the previous three years against the authority's housing requirement. Failure to meet 95% of the requirement means the Local Planning Authority has to prepare an Action Plan; and failure to meet 85% of the requirement means an addition of a 20% buffer to the housing requirement for the future five years supply.

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- 2.2 The results of the HDT was published in 13 February 2020. It shows the Council delivered 49% of its requirements in the previous three years which means the Council is required to:
- prepare an Action Plan to identify the causes of under-delivery and to identify actions to increase it in the future;
 - identify a supply of deliverable sites with an addition of 20% buffer to the annual supply (moved forward from the later in the plan period)
- 2.3 The guidance advises that local authorities should prepare an Action Plan within six months of the publication of the HDT results.
- 2.4 The Council has an existing Housing Delivery Action Plan following the HDT results from last year. This Action Plan is essentially an update outlining any major changes that have occurred in the year and the progress made on the 24 actions identified in the original Action Plan.

3 Risk Assessment

Legal or other duties

3.1 Impact Assessment

- 3.1.1 The Council is required to prepare an Action Plan within six months of the publication of the HDT results (published in 13 February 2020). The Action Plan has been taken to the next available Licensing and Planning Policy Committee date that broadly meet this deadline.
- 3.1.2 The Coronavirus pandemic has had unprecedented impact on planning and construction industry and this is likely to continue for some time, with housing delivery likely to be delayed or stalled.
- 3.1.3 In addition, Government has recently published proposals for significant reforms in the Planning system. The impact of these are yet to be fully considered however it is clear that housing delivery remains high on the Government agenda.

3.2 Crime & Disorder

3.2.1 None

3.3 Safeguarding

3.3.1 None

3.4 Dependencies

3.4.1 None

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3.5 Other

3.5.1 None

4 Financial Implications

4.1 The Housing Action Plan has been prepared by officers in the Planning Policy Team in partnership with other colleagues in the Council. The progress being made on the actions will be monitored by officers. The resource implication has been absorbed by officers in conjunction with other work areas.

4.2 **Section 151 Officer's comments:** None arising from the contents of this report.

5 Legal Implications

5.1 Para 75 of the National Planning Policy Framework (NPPF) requires the Council to prepare an Action Plan for failing the threshold requirement in the new Housing Delivery Test. The Borough failed to deliver 95% housing delivery for the previous three years against the housing requirement.

5.2 **Monitoring Officer's comments:** None arising from the contents of this report.

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged: Opportunity and Prosperity

6.2 The Housing Delivery Action Plan is a measure placed on the Council for failing to meet the housing delivery threshold set in the Housing Delivery Test. The Housing Delivery Action Plan emphasises the need to deliver a new Local Plan as a priority. The Epsom & Ewell Borough Local Plan is critical to ensure sustainable growth is planned and is fundamental in ensuring corporate priorities are delivered.

6.3 **Service Plans:** The matter is included within the current Service Delivery Plan.

6.4 **Climate & Environmental Impact of recommendations:** None arising from the contents of this report.

6.5 Sustainability Policy & Community Safety Implications: None arising from the contents of this report.

6.6 **Partnerships:** None arising from the contents of this report.

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7 Background papers

7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- Draft Housing Delivery Action Plan 2019 (12 September 2019)

Other papers:

- [Housing Delivery Test: 2019 Measurement](#)
- [Housing Delivery Test: 2019 Measurement Technical Note](#)