

HOUSING DELIVERY TEST ACTION PLAN

Head of Service: Viv Evans, Head of Planning

Wards affected: (All Wards);

Urgent Decision? Yes

If yes, reason urgent decision required: The Housing Delivery Test (HDT) action plan is required to be published within 6 months of the publication of the national HDT results. The results were published in January 2021. July is the latest that the action plan can be published.

Appendices (attached): Appendix 1- Epsom & Ewell Borough Council Housing Delivery Test Action Plan 2021

Summary

The HDT action plan has been updated as required by the National Planning Policy Framework (NPPF) following the publication of the HDT results by the Ministry of Housing, Communities and Local Government (MHCLG) in January 2021. The update comprises significant changes to the layout, formatting and structure of previous two action plans. However, the action points arising from the plan have only been slightly amended.

Recommendation

The Committee is asked to:

- (1) Approve the Epsom & Ewell Housing Delivery Test Action Plan as drafted for publication on the Council website.

1 Reason for Recommendation

- 1.1 The Council is required to produce a housing delivery test (HDT) action plan within six months of the publication of the HDT results (January 2021) under the terms of the National Planning Policy Framework (NPPF). As well as meeting this requirement, the plan should assist in meeting the priorities of the Council's Four Year Plan, particularly addressing the housing needs of the Borough, including affordable housing needs, through the development of our Local Plan.

Licensing and Planning Policy Committee

15 July 2021

2 Background

- 2.1 The HDT action plan demonstrates how the Council intends to address its housing delivery shortfall for the rest of the year (up to January 2022). The HDT was introduced in parallel with revisions to the NPPF and Planning Practice Guidance (PPG) in 2018. Each year MHCLG publishes results of the HDT, which are based on the amount of homes delivered against nationally prescribed housing targets. The test determines whether or not the Council has to produce an action plan or not. This is the third year in a row that the Council has been required to produce an action plan. To view previous action plans and to better understand the context of the document for which approval is being sought, please see the background papers.
- 2.2 The document for which approval is being sought differs only slightly from the previous action plans in relation to what action points are proposed. However, more significant changes have been made to the background and contextual sections of the document. This is because the general background and contextual information is included in previous iterations of the plan and, as they are meant to be read in conjunction with each other, would otherwise be repetitive and therefore less accessible.
- 2.3 As the action points from previous years have been carried forward, some text under the progress column of the table at the end of the document has been included summarising what progress has been made against them. In some cases the “priority” as indicated by the background colour has been changed. In these cases the rationale for changing the priority is explained in the cell itself.
- 2.4 Progress against the action points is dependent on a number of variables like the extent of progress with the local plan and variations in evidence bases as a result of Covid 19. For example, whilst Compulsory Purchase Orders (CPOs) are considered in the action plan, the decision about where to use them will depend, to an extent, on what sites are allocated in the local plan. Such allocations will depend on current strategic options currently being considered by the Licencing and Planning Policy Committee and wider Residents Association.

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3 Risk Assessment

Legal or other duties

3.1 Impact Assessment

3.1.1 The intent of this document is to aid the Council in its housing delivery objectives both in the local plan and Four Year Plan. Whilst delivery is also dependent on a number of external factors, the Council can aid housing delivery through use of its planning powers. The plan should assist the borough in meeting housing targets, having a positive impact on the borough by creating and enhancing sustainable communities.

3.1.2 Failure to demonstrate intent to address low rates of housing delivery has consequences for planning decisions insofar as they must be made with the presumption in favour of sustainable development. Whilst this does not mean planning permission should automatically be granted in safeguarded areas (e.g. Green Belt and Conservation Areas) it does mean that the planning balance can be “tilted” in favour of such development. By setting out how EEBC intends to address under delivery, this can be useful in a strategic sense but also in day to day planning decision making.

3.2 Crime & Disorder

3.2.1 There are no implications for crime and disorder.

3.3 Safeguarding

3.3.1 There are no implications for safeguarding.

3.4 Dependencies

3.4.1 There are no implications for dependencies.

3.5 Other

3.5.1 There are no other risks associated with this proposal.

4 Financial Implications

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

5 Legal Implications

4.2 **None arising from the contents of this report.**

4.3 **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:

6.1.1 Address the housing needs of the Borough, including affordable housing needs, through the development of our Local Plan.

6.2 **Service Plans:**

6.2.1 The housing delivery test relates to meeting the borough's housing need, a key component of the local plan which the planning services service plan identified as a priority.

6.3 **Climate & Environmental Impact of recommendations:**

6.3.1 None arising from the contents of this report.

6.4 **Sustainability Policy & Community Safety Implications:**

6.4.1 None arising from the contents of this report.

6.5 **Partnerships:**

6.5.1 Part of the action plan requires working in conjunction with the Surrey Property Forum. However, no new partnerships are proposed.

7 Background papers

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

Previous reports:

- [Housing Delivery Test Action Plan 2019](#)
- [Housing Delivery Test Action Plan 2020](#)

Other papers:

- Housing Delivery Test Action Plan 2021