

Planning Strategy Update

Housing Delivery Test Authority Monitoring Report

Housing delivery test

Looks backward

3 previous financial years

Started in 2018, looked at number of houses built between April 2015-
March 2018

Judged against housing requirement in Local Plan if less than 5 years old,
or standard methodology.

Three tests in one

- 95% - HDT Action Plan
- 85% - add 20% buffer to 5 year housing land supply
- 75% - 'failure' automatic tilted balance, presumption in favour

HDT years

HDT years	Years included in the calculation							
HDT 2020	17/18	18/19	19/20					
HDT 2021		18/19	19/20	20/21				
HDT 2022			19/20	20/21	21/22			
HDT 2023				20/21	21/22	22/23		
HDT 2024					21/22	22/23	23/24	
HDT 2025						22/23	23/24	24/25

HDT 2018 results

	2015/16	2016/17	2017/18	Total	%
	Local Plan (DSP)	Local Plan (DSP)	Local Plan (DSP) plus Welborne		
Requirement	147	267	327	741	
No of homes delivered	374	356	291	1,021	137%

HDT 2019 results

	2016/17	2017/18	2018/19	Total	%
	Local Plan (DSP)	Local Plan (DSP) plus Welborne	Local Plan (DSP) plus Welborne		
Requirement	267	327	347	941	
No of homes delivered	356	291	290	937	99%

HDT 2020 results

	2017/18	2018/19	2019/2020	Total	%
	Local Plan (DSP) plus Welborne	Local Plan (DSP) plus Welborne	Local Plan (DSP) plus Welborne		
Requirement	327	347	428*	1,102	
No of homes delivered	291	290	285	886	79%

* One month reduction in requirement due to Covid-19 national lockdown. 467 becomes 428

Implications

HDT Action Plan – to be published within six months of the results being published, i.e. July 2021
20% buffer applied to 5 year housing land supply, instead of 5%

Decision-taking

- Increases the number of homes that Council needs to identify land for in the next five years
- 508 dwellings per annum becomes 610
- Harder to demonstrate a five year supply. For example, current 4.2 years supply would be 4.8 years with only 5% buffer

Plan-making

- Does not increase overall housing number over the plan period
- Local Plan needs to identify sufficient sites to meet 5yr requirement to be found sound
- Either through existing permissions already granted or allocations with short-term delivery

20% buffer does not apply to next year's HDT i.e. the annual requirement does not increase by 20%.

HDT projections

HDT years	Years included in the calculation								Result
HDT 2020	17/18	18/19	19/20						79%
HDT 2021		18/19	19/20	20/21					
HDT 2022			19/20	20/21	21/22				
HDT 2023				20/21	21/22	22/23			
HDT 2024					21/22	22/23	23/24		
HDT 2025						22/23	23/24	24/25	

Moving to Standard Method increases the requirement

HDT years	Housing requirement (either Local Plan if less than five years old or standard methodology)								Total requirement
	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	
HDT 2020	327	347	428*						1,102
HDT 2021		347	428*	508					1,283
HDT 2022			428*	508	508				1,444
HDT 2023				508	508	508			1,524
HDT 2024					508	508	508		1,524
HDT 2025						508	508	508	1,524

Completions need to increase

HDT years	Number of homes built in the Borough								Shortfall to meet 75% mark
	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	
HDT 2020	291	290	285						N/A
HDT 2021		290	285	?*					387 homes
HDT 2022			285	?*	?				798 homes
HDT 2023				?*	?	?			1,143 homes
HDT 2024					?	?	?		1,143 homes
HDT 2025						?	?	?	1,143 homes

Permissions lead to completions

2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
301	244	299	199	74	270*



- Nitrate neutrality requirement began around February 2019
- Severely impacted permissions in 2019/2020
- Not seen the impact of this yet in HDT as permissions granted in 2019/20 would not be expected to be built until 2021/21 at the earliest

Impact of nitrates

Impact of nitrates will affect HDT 2021 results (April 2018-March 2021)

Possibly up to HDT 2023 (April 2020-March 2023) because of the low level of permissions leading to low levels of completions.

HDT years	Years included in the calculation							
HDT 2020	17/18	18/19	19/20	-	-	-	-	-
HDT 2021		18/19	19/20	20/21				
HDT 2022			19/20	20/21	21/22			
HDT 2023				20/21	21/22	22/23		
HDT 2024					21/22	22/23	23/24	
HDT 2025						22/23	23/24	24/25



Low level of permissions impacting build out rates

Authority Monitoring Report 19/20 Headlines

Requirement to publish document providing update on Local Plan preparation timescale, and key monitoring data.

- The year that permissions were significantly reduced due to nitrate neutrality requirement
- 285 new homes built in Borough, of which 27 were affordable.
- Self Build requirement of 35 permissions met six months ahead of deadline (need to permit 61 by 30 October 2020 to meet next deadline)
- £870k of CIL money spent, including £426k on Fareham's new art venue, and £212k on upgrading play areas in Portchester, Titchfield, Sarisbury and Fareham.
- Hill Head prom remedial works and Cadour Drive seawall toe repairs completed (Coastal Partners)
- Stubbington Bypass commenced, A27 Bishopsfield Road to Station roundabout completed.