

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 June 2021

Portfolio:	Planning and Development
Subject:	Housing Delivery Test Action Plan
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Providing Housing Choices Protect and Enhance the Environment

Purpose:

To seek approval for the publication and implementation of the Housing Delivery Test Action Plan 2021.

Executive summary:

In January 2021 the Ministry of Homes, Communities and Local Government published the 2020 Housing Delivery Test results. They identified that Fareham had achieved 79% of the housing delivery required in the Borough over the three years from 2017 to 2020. As delivery has fallen below 95% of the requirement, the Council is required to produce a Housing Delivery Test Action Plan. The plan should assess the causes of under-delivery to date and identify actions which the Council can take to reduce the risk of future under-delivery.

The Council's Housing Delivery Test Action Plan has been produced in line with national planning practice guidance and sets out the root causes of this result and the measures which the Council has already been taking to deal with these issues. As well as examining the causes affecting delivery to date, the Action Plan outlines the significant difficulties which the Council faces in relation to future Housing Delivery Test results. It includes a series of actions which the Council will continue to implement together with additional proposals to further tackle the Borough's housing delivery challenges.

Recommendation:

It is recommended that the Housing Delivery Test Action Plan 2021, attached as Appendix A to this report, be approved for publication and implementation.

Reason:

To meet the requirements of the Housing Delivery Test 2020.

Cost of proposals:

The costs of publication are covered within the existing budgets.

Appendices: **A: Housing Delivery Test Action Plan 2021.**
 B. Erratum

Background papers: **None**

Reference papers: [Housing Delivery Test Rule Book](#)

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Executive Briefing Paper

Date:	07 June 2021
Subject:	Housing Delivery Test Action Plan
Briefing by:	Director of Planning and Regeneration
Portfolio:	Planning and Development

INTRODUCTION

1. The Housing Delivery Test (HDT) was introduced by the Ministry of Housing, Communities and Local Government (MHCLG) in 2018 to ensure that local authorities are held accountable for their role in ensuring new homes are delivered.
2. The HDT assesses the number of homes built in each local authority area over the previous three years and compares these against local housing requirements. Local Planning Authorities that fail to meet delivery targets are required to take appropriate action to address under delivery.
3. The 2020 HDT results were published in January 2021 and identified that Fareham had achieved 79% of the housing required in the Borough over the three years from 2017 to 2020. As delivery has fallen below the 95% requirement, the Council are required to produce an Action Plan. In addition, as the figure is below 85% a buffer of 20% will also be applied to the Borough's 5-year housing land supply calculation, until the Council can demonstrate an HDT result over 85%.

PURPOSE

4. National Planning Practice Guidance (NPPG) sets out the requirements for the action plan: "It will identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery." An Action Plan should be produced within six months of the HDT results publication.
5. The Housing Delivery Test Action Plan 2021 has been prepared in line with the NPPG. The plan recognises that delivering growth within the Borough is a complex issue and sets out how the Council has been working continuously to find solutions to address these issues.
6. The Action Plan provides a cause analysis of the on-going delivery challenges faced by the Borough, in particular identifying the ongoing challenge of adopting a Local Plan which has been repeatedly delayed due to changes to the National Planning Policy

Framework and Government consultations relating to housing need, and the significant delays that have been experienced in the delivery of Welborne Garden Village. Further, the Action Plan acknowledges the difficulties which the Council faces concerning future HDT results, which will be significantly impacted by the effect of development-related nitrates on the protected habitats in the Solent, leading to a backlog of planning permissions which could not be issued without a mitigation solution. Although such solutions have been realised with the Council working alongside landowners, developers, the Hampshire and Isle of Wight Wildlife Trust, Natural England and other local authorities to achieve this, the impact of the backlog will likely lead to failure of future HDT and the Action Plan sets out that the Council will continue to lobby Government to request that this issue should be taken into account.

CONCLUSION

7. The Action Plan highlights the work the Council has undertaken to date as well as outlining the actions the Council will implement in order to tackle the difficulties the Borough faces in meeting the housing need for the community.
8. It is recommended that the Executive approves the Housing Delivery Test Action Plan 2021 for publication and implementation.

Enquiries:

For further information on this report please contact Gayle Wootton, Head of Planning Strategy and Economic Development (Ext. 4328)