

Housing Delivery Test 2021

The results of the Housing Delivery Test (HDT) were published on 14th January. The Test Results showed that the number of dwellings delivered over the preceding 3 years represented 62% of the number required against the Government's requirements.

The table below provides a more detailed breakdown of our results, showing the annual number of dwellings required each year against the actual number delivered.

	2018-19	2019-20	2020-21	Total
Annual requirement	347	428*	342*	1,117
No of homes delivered	290	285	117	692
% of requirement delivered				62%

*For years 2019/20 and 2020/21, the Government reduced the need requirement which authorities were required to meet by 1 month and 4 months respectively in recognition of the impact of the Covid-19 pandemic.

When the HDT result falls below 75%, the presumption in favour of sustainable development must be applied by the Council when deciding planning applications. In these situations, paragraph 11 d) of the NPPF states that the authority should grant planning permission unless one of two scenarios apply:

- the application of policies in the NPPF that protect areas or assets of particular importance (for example, protected sites, Green Belt, Local Green Space, AONB or National Park, designated heritage assets or areas at risk of flooding or coastal change) provides a clear reason for refusing the development proposed,
- or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF taken as a whole.

As the Council cannot currently demonstrate a five-year housing land supply, the Council already applies paragraph 11 d) (known as the 'tilted balance') when making decisions on planning applications. The publication of the HDT results do not change how the Council is required to make planning decisions.

The Council is required to continue applying a 20% buffer to the five-year housing land supply calculations and have an HDT Action Plan. The Council's HDT Action Plan was published in June 2021.

The next HDT results are expected around this time next year. It is only on the publication of a result higher than 75% that the Council can stop applying the presumption in favour of sustainable development. The Council must achieve a HDT

result of higher than 85% before it can apply a buffer of 5%, rather than 20%, to the five-year housing land supply requirement.