

Report of the Chief Executive

HOUSING DELIVERY TEST UPDATE1. Purpose of report

To provide members with information on the requirements arising out of the first results from the 'Housing Delivery Test' which were published in February 2019. The full details are provided in the appendix.

2. Background

The NPPF requires at paragraph 75 that where the housing delivery test indicates that delivery has fallen below 95% of the local planning authorities housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

The results published in February 2019 indicate that Broxtowe's housing delivery was 57% of the requirement over the previous three years and as a result an action plan is required. The National Planning Guidance states that this should include an analysis of:

- The reasons for under-delivery
- Ways to reduce the risk of further under-delivery
- Set out measures that the authority intends to take to improve the levels of delivery.

The Action Plan needs to be submitted by 19 August 2019. It is anticipated that a draft will be circulated prior to the committee meeting and the details of what it will contain are included in the appendix. Given it will need to respond to the very latest available information on available sites (with the Local Plan Inspectors Report anticipated around the time of the deadline for submission) it is recommended that the approval of the final action plan is delegated to the Head of Planning and Economic Development in consultation with the Chair of the Jobs and Economy Committee.

3. Financial implications

The Action Plan can be prepared and submitted within existing budgets. As shown in the appendix the key step to improving housing delivery in Broxtowe is the adoption of the Part 2 Local Plan which has also been prepared within existing budgets.

Recommendation

The Committee is asked to NOTE the work outlined in the appendix and RESOLVE that the submission of the final action plan be delegated to the Head of Planning and Economic Development in consultation with the Chair of the Jobs and Economy Committee.

Background papers

Nil

1. The implications of the housing delivery test

The ambition of the Council is to exceed 95% of required Housing delivery. A failure to achieve this year and in following years have implications as illustrated in the table below.

Table 1

	2018	2019	2020	2021
PASS	95%	95%	95%	95%
ACTION PLAN	85%	85%	85%	85%
20% BUFFER	25%	45%	75%	75%
PRESUMPTION IN FAVOUR				

At 57% Broxtowe are in the position of having to prepare an action Plan and applying a 20% buffer to Housing supply (which is achieved via the Part 2 Local plan) and so the 20% is not new. What will be much more serious is if delivery slips to below 45% next year (and 75% thereafter) whereby the presumption in favour of sustainable development will apply. This would lead to a lack of control of development irrespective of the recent adoption of a Local Plan, and clearly the action plan must set out steps as to how this will be avoided.

2. The details to be included in the Action PlanHistoric reasons of under-delivery

- Broxtowe is bound by Green Belt.
- Significantly varying viability issues throughout the Borough.
- A significant proportion of difficult to develop Brownfield sites in the supply.
- Difficulties in securing infrastructure (both co-ordination and finance)
- Long lead in times to development starting once planning permissions have been issued.
- Capacity to deal with competing priorities such as HS2, Neighbourhood Planning, Local Plan preparation and development management.

Ways to reduce the risk of further under-delivery

- Progress on the Part 2 Local Plan with sufficient sites of different sizes and in different submarkets.
- Evidence prepared to inform the local plan including up to date viability and infrastructure evidence (including funding).

- Work on Brownfield land register and custom and self- build register.
- Use of fee increase money (from 2017) to invest in addressing capacity issues in the Planning Service.
- Compete for funding opportunities through effective bid submissions where funding is available to unblock delivery on sites.
- Engage with and provide training for Neighbourhood Planning Groups with a view to neighbourhood plans that plan positively for new growth.
- Engage constructively in HS2 growth strategy work with partners across the region.
- Hold regular dialogue and workshops with the development industry to obtain a full understanding of and then looking to unlock obstacles to delivery particularly after planning permissions have been granted.
- A Pragmatic approach to S106 contributions recognising that in some instances particularly in weaker housing sub markets, it is not always possible to secure full contributions.

Set out the Measure the Authority Intends to take

- Adopt the Part 2 Local plan following receipt of the Inspectors Report (which takes into account differing viability in the Borough).
- Review the Core Strategy with partners over the Greater Nottingham Housing Market Area to ensure housing supply is maintained on deliverable sites well served with the necessary infrastructure.
- Continue on-going investments of increases to application fee income in the Planning Service.
- Continue with other initiatives outlined above and report promptly to Jobs and Economy and Planning Committee when delivery of housing is at risk of dropping, with options set out to further accelerate delivery.