

Planning Committee Report

Ward(s) affected: All wards

Report of Director of Strategic Services

Author: Riaan van Eeden, Senior Policy Officer

Tel: 01483 444465

Email: Riaan.vaneeden@guildford.gov.uk

Lead Councillor responsible: Jan Harwood

Tel: 01483 444001

Email: Jan.Harwood@guildford.gov.uk

Date: 29 July 2020

Draft Housing Delivery Action Plan

Executive Summary

The draft Guildford Housing Delivery Action Plan 2020 (see appendix 1) has been prepared in line with the NPPF at paragraph 75. It is an update from the 2019 version that was tabled at Planning Committee on 23rd July 2019, which identifies actions to increase housing delivery in Guildford borough. The actions identified in 2019 have generally been retained in the update, many of which are regular functions of the Council. Updates have focussed on reflecting how Guildford Borough Council (GBC) is maintaining continuity in performing these functions in present circumstances. These are supplemented by factual updates and a reflection of progress on a number of the actions identified previously.

Recommendation to Planning Committee

That the Committee note:

- a the implications for the Council should housing delivery fall below the housing requirement.
- b the draft Guildford borough Housing Delivery: Action Plan (2020) included at appendix 1 for information.

Reason(s) for Recommendation:

It is considered important that Planning Committee are informed of the Action Plan and related Government policy and guidance which aim to support housing delivery.

Is the report (or part of it) exempt from publication?

No

1. Purpose of Report

- 1.1 Planning Committee are requested to note the implications of the Government's Housing Delivery Test (HDT) measurement results for Guildford and, flowing from this, to note for information the attached draft Guildford borough Housing Delivery: Action Plan 2020 (appendix 1) for publication.

2. Strategic Priorities

- 2.1 The Housing Delivery Action Plan supports the strategic priority of delivering the Guildford Borough Local Plan and providing the range of housing that people need, particularly affordable homes.

3. Background

- 3.1 GBC's Housing Delivery Action Plan that was published in 2019 has been reviewed and updated. The Action Plan is required in line with paragraph 75 of the NPPF, which indicates that where housing delivery has fallen below 95% of the housing requirement over the previous three years, LPAs should prepare an action plan to assess the causes of under-delivery of housing and identify actions to increase delivery in future years. GBC's 2019 HDT result is 83% (in comparison to 75% for the previous year).
- 3.2 The most significant update to the Action Plan relates to a reflection on the potential impact of Covid-19 on performing these actions effectively (see from para 3.54). In this regard, the actions that GBC have undertaken to date have maintained consistency in providing services which support housing delivery. This is particularly the case with regard to continuity in consultation on planning documents as well as the processing of planning applications, underpinned by the ICT refresh which enabled virtual planning committee meetings and remote working for officers.
- 3.3 Other updates include:
- Factual updates including updated housing delivery figures for 2018/19 (drawn from the published GBC Annual Monitoring Report) and housing trajectory figures (drawn from the published GBC Land Availability Assessment),
 - Reflection of progress on certain actions identified last year (e.g. SPD development, validation checklist review).
 - Further editing for clarity.
- 3.4 It is important to be aware that the latest HDT results for Guildford are based on a retrospective measurement of delivery for the three years ending in March 2019. This was prior to the adoption of the Local Plan: strategy and sites (2019). The impact of the Local Plan (and other recent initiatives) would not likely have affected these historic delivery rates. Furthermore, the Council is already undertaking many of the actions that Government has identified to boost housing

delivery¹, recognising though that there are a range of factors influencing the rate and scale of delivery in Guildford that are outside of the Council's control, such as broad property market conditions.

3.5 Further to the requirement for an Action Plan, attention is also drawn to other implications for the Council should housing delivery fall below the housing requirement. These are outlined in the NPPF² and associated planning guidance³ and include:

- a 20% buffer on a local planning authority's 5-year land supply if housing delivery falls below 85%; (the five-year housing land supply calculation in the LAA already includes a 20% buffer for past persistent under-delivery); and
- (application of) the (NPPF) presumption in favour of sustainable development if housing delivery falls below 75%, once transitional arrangements have ended – indicated as from November 2020. (This threshold is 45% for the 2019 HDT measurement results – GBC achieved 83% but will need to achieve 75% or more for the 2020 HDT).

4. Consultations

4.1 It is intended to publish the updated Action Plan and accept comments during the course of the year. Officers in Housing, Development Management and Corporate Programmes departments have been consulted in the production of the action, as have the Housing Delivery Board.

5. Key Risks

5.1 The report is for information. Implications for the Council in relation to the level of delivery of housing in the borough, in relation to the housing requirement are highlighted in section 3. The actions highlighted in the Action Plan assist in mitigating against the potential risks relating to a lack in the delivery of homes.

6. Financial Implications

6.1 The Planning Policy team will be required to review and update the Action Plan on an annual basis, as necessary. There are no financial implications identified at this stage.

¹ See the appendix to the draft Guildford Housing Delivery: Action Plan for an extract from Government guidance in this regard.

² See [NPPF](#) paragraph 73, paragraph 215 and paragraph 11 read with footnote 7

³ See [Guidance: Housing and economic land availability assessment](#):: Paragraph: 062 Reference ID: 3-062-20180913.

7. Legal Implications

- 7.1 The NPPF at paragraph 75 reflects the expectation that the Council prepare the Housing Delivery Action Plan. It is intended that the Housing Delivery Action Plan be published under delegated authority.

8. Human Resource Implications

- 8.1 The Planning Policy team will be required to review and update the Action Plan on an annual basis, as necessary. There are no human resource implications identified at this stage.

9. Equality and Diversity Implications

- 9.1 Public authorities are required to have due regard to the aims of the Public Sector Equality Duty (Equality Act 2010) when making decisions and setting policies. This duty has been considered in the context of this report and it has been concluded that there are no equality and diversity implications arising directly from this report.

10. Climate Change/Sustainability Implications

- 10.1 The Action Plan aims to support the delivery of homes in line with Local Plan Policy. There are no further climate change or sustainability impacts arising from this report.

11. Conclusion

- 11.1 The Action Plan has been developed in line with the NPPF expectation and planning guidance. Officers consider that the actions identified will support housing delivery in the borough.

12. Background Papers

None

13. Appendices

Appendix 1: draft Guildford Housing Delivery Action Plan (2020)

<i>Service</i>	<i>Sign off date</i>
----------------	----------------------

<i>Finance / S.151 Officer</i>	<i>13/07/2020</i>
<i>Legal / Governance</i>	<i>16/07/2020</i>
<i>HR</i>	<i>15/07/2020</i>
<i>Equalities</i>	<i>13/07/2020</i>
<i>Lead Councillor</i>	<i>1/07/2020</i>
<i>CMT</i>	<i>16/06/2020</i>
<i>Committee Services</i>	<i>20/07/2020</i>