

PRESS RELEASE

For Immediate Release – 19 January 2021

HOUSING DELIVERY TEST - HOW WELL IS YOUR LOCAL AUTHORITY PERFORMING?



The Government has now released (19/01/21) their first qualified analysis of each Local Authority and how they have performed to help deliver housing growth over the last three years.

The measurement is the first year where transitional arrangements (as defined by the NPPF) applies the highest threshold in the ‘presumption in favour of sustainable development’. Those Local Authorities which have taken prompt action and which have delivered sufficient housing supply need not worry - their adopted local plans are given primacy in the decision making process. However those Local Authorities which either have to prepare Action Plans or apply a 20% buffer are essentially being put on notice and are being ask (by default) to increase their performance.

For Local Authorities scoring below 75% via the Housing Delivery Test, the ‘presumption in favour of development’ is triggered; making salient (but not all) local policies out of date. Section 11 of the NPPF becomes the strategic focus of the decision making process and via a set of critical benchmarks which clearly define:

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, **granting permission** unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

The presumption in favour also applies where applications are in conflict with an adopted Neighbourhood Plan, with the results of the four critical (NPPF) tests being a central plank to the decision and whether the benefits arising from a development would outweigh those policies structured within the Neighbourhood Plan.



There are many Local Authorities which are now under the policy direction in the 'presumption in favour', although this will not be new to Local Authorities who have collated their own monitoring reports and are fully aware of their poor delivery rates. The challenge will be to proceed positively and effectively to deliver appropriate housing within a timely manner.

At BCM, we are well positioned to advise on the implications of the Housing Delivery Tests and how this applies to your landholding. We look forward to speaking with you soon.

<https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

If you require expert town planning advice from fully qualified professional town and country planning consultants, whatever the size or scope of your project, please contact BCM's Planning Team at iow@bcm.co.uk or call on 01983 828800.

END

If you have any queries, please contact David Long

Call: +44(0)1983 828 800 Email: iow@bcm.co.uk

