

MID SUFFOLK DISTRICT COUNCIL

TO: Mid Suffolk Council	REPORT NUMBER: MC/19/8
FROM: Cabinet Member for Planning	DATE OF MEETING: 27 June 2019
OFFICER: Robert Hobbs – Corporate Manager – Strategic Planning	

PUBLICATION OF THE MID SUFFOLK HOUSING DELIVERY TEST ACTION PLAN

1. PURPOSE OF REPORT

- 1.1 To approve the Mid Suffolk Housing Delivery Test Action Plan (June 2019) for publication.
- 1.2 As part of ongoing housing delivery reform, the Government have introduced the Housing Delivery Test (HDT) as a mechanism to monitor housing delivery within local areas. The HDT results published in February 2019 measure net additional dwellings provided within a local authority area against the number of dwellings required over the previous three years and shows the performance for each local authority in England.
- 1.3 Due to the results of the HDT, the Council is required to publish a Housing Delivery Test Action Plan (HDTAP) within a six-month period from February 2019 (by August 2019).

2. OPTIONS CONSIDERED

- 2.1 To approve the HDTAP as appended to this report as this is required to be published by August 2019.

3. RECOMMENDATIONS

- 3.1 That the Mid Suffolk Housing Delivery Test Action Plan (June 2019) is approved for publication.
- 3.2 That the Corporate Manager – Strategic Planning, in consultation with the Cabinet Member for Planning, be authorised to make consequential amendments to the document arising from any drafting errors and typing mistakes.

REASON FOR DECISION

To publish a Housing Delivery Test Action Plan in accordance with the Government requirement within six months of the publication of the Housing Delivery Test results (from February 2019); therefore, by August 2019.

4. KEY INFORMATION

- 4.1 As stated in paragraphs 1.2 – 1.3 above, the HDT results were published in February 2019. They identified the Mid Suffolk District Council area as achieving 81% of the total housing requirement between 1st April 2015 and 31st March 2018. In addition, the HDT national results for Mid Suffolk require the addition of a 20% buffer to the current annual requirement figure of 556 dwellings per year when calculating the five-year housing land supply, as the HDT results were below 85% of the housing requirement between 1st April 2015 and 31st March 2018.
- 4.2 As a consequence of not meeting delivery of 95% of the housing requirement, the Council is required to publish a Housing Delivery Test Action Plan (HDTAP) within a six-month period from February 2019 (by August 2019) incorporating a range of measures that will support increased housing delivery. Appendix A to this report represents Mid Suffolk's Housing Delivery Test Action Plan (which also incorporates data in the form of Appendix 1) thereby meeting this requirement.
- 4.3 The HDTAP has been produced using data and information collected from a range of data sources and documents as listed below: -
- Mid Suffolk Stalled Sites Database (June 2019) and summary
 - Mid Suffolk Stalled Sites Market Intelligence Report (May 2019)
 - Babergh and Mid Suffolk Joint Annual Monitoring Reports 2015-2018
 - Joint Strategic Plan 2016 – 2020 (also known as Corporate Plan)
 - Homes and Housing Strategy 2019 – 2024 and Homelessness Reduction and Rough Sleeper Strategy 2019 – 2024

Methodology

- 4.4 Data was produced for the HDTAP focusing on major housing developments (on sites of 10 dwellings and above) and a database has been constructed of all such sites where outline planning permission, reserved matters or full planning permission has been granted (and is extant) but where there is no commencement. A Consultant was commissioned to provide housing market intelligence using this database focusing on sites of 10 dwellings and above whilst also looking at overall housing market intelligence and trends (including issues and data relating to development of small sites under 10 dwellings). Data was also collected on rates of delivery from the Babergh and Mid Suffolk Joint Annual Monitoring Reports from 2015-2018.
- 4.5 In respect of the current Joint Strategic Plan the delivery of housing is a key theme which will be delivered (in part) by new land use and planning strategies; the emerging Joint Local Plan is central to this. In respect of housing, the Joint Local Plan preferred options document will identify how many homes are needed in the area and sets out the preferred spatial distribution of homes to ensure this need can be delivered. It will also identify the size, type and tenure of homes needed for the area. The new emerging Joint Local Plan will provide certainty about growth expectations and the locations for growth. Retaining or improving the vitality of communities will be a key consideration. This objective seeks to ensure the delivery of the right types of homes, of the right tenure, in the right place, meeting need.

- 4.6 As part of developing the Joint Homes and Housing Strategy 2019-2024, consultation took place with a wide range of stakeholders and nine themes were developed with corresponding action plans; improving the delivery of housing for both districts is one of the nine themes. The actions from this strategy relating to this theme are included within this HDTAP together with detailed and general recommendations contained in the Mid Suffolk Stalled Sites Market Intelligence report (May 2019). These actions comprise all those listed in this HDTAP.
- 4.7 It is expected that this HDTAP will be reviewed annually (and published) and that each action will be reviewed alongside outcomes.

5. LINKS TO JOINT STRATEGIC PLAN

- 5.1 The current Joint Strategic Plan includes the following priority themes:
- Housing
 - Economy
 - Environment
 - Strong and Healthy Communities
- 5.2 The emerging Joint Local Plan reflects these themes by including them as objectives to be achieved (in part) through new land use and planning strategies. In particular, the emerging Joint Local Plan will help Babergh and Mid Suffolk District Councils to achieve these key priorities.
- 5.3 This Housing Delivery Test Action Plan (HDTAP) (amongst other evidence and documents) helps underpin the housing objectives within the emerging Joint Local Plan and has been produced in direct response to the Housing Delivery Test requirements (see paragraphs 1.2 and 1.3 above).

6. FINANCIAL IMPLICATIONS

Revenue/Capital/ Expenditure/Income Item	Total	2017/18	2018/19	2019/20
Technical evidence (consultancy work)	£6049.80 (plus VAT)	None	£1099.80 (plus VAT)	£4950.00 (plus VAT)
Net Effect		None	£1099.80 (plus VAT)	£4950.00 (plus VAT)

- 6.1 The above figures represent the financial expenditure in respect of the Consultant costs for the Stalled Sites Housing Market Intelligence Report (May 2019). As the Council is required to publish this document there are no further consultation costs. However, this HDTAP will need to be implemented, reviewed and monitored with a further updated version being produced next year. Expenditure for this work came from the Unblocking Stalled Sites project commissioned by the Mid Suffolk Cabinet in 2018 and which was relaunched in December 2018 following difficulties with recruitment. An amended Brief with new timescales was agreed in December 2018 and the Consultant's Stalled Sites Housing Market Intelligence Report was received in May 2019.

This HDTAP has been produced as one of the steps in this Unblocking Stalled Sites project. However, the implementation stage of this project will now continue using the Stalled Sites database and it is expected that detailed work will allow a Mid Term report to be made on outcomes from the project in November 2019. The current expenditure on this project is relatively small and the consultancy work came in under budget. Savings were made by data collection and formulation of this HDTAP using existing resources. Much of the detailed implementation work will also be undertaken using existing resources although significant budget still exists to supplement that if required.

7. LEGAL IMPLICATIONS

7.1 The Housing Delivery Test sets out the Council's requirements with regard to the publication of a HDTAP within six months from the publication of the HDT (in February 2019); thereby the HDTAP must be published before August 2019.

8. RISK MANAGEMENT

8.1 This report impacts upon the following Corporate / Significant Business Risks: -

- 1c (not being able to meet the Government's Housing Delivery Test)

8.2 Other key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
Disagreement to endorse the proposed publication of this HDTAP.	Unlikely (2) Lead Councillors have been engaged with consultation stages of the Joint Homes and Housing Strategy on which (in part) this HDTAP is based.	Serious (3) – would not meet the HDT timescale requirement to deliver a HDTAP within the specified period.	Stakeholder engagement together with housing market intelligence report which has examined the District's housing delivery and the issues arising.

9. CONSULTATIONS

9.1 Consultation occurred through stakeholder engagement during the development of the Joint Homes and Housing Strategy 2019-2024; this included Cabinet Lead for Housing and the Council's Leader at that time, together with developers, land agents, estate agents and key local people involved in housing delivery. In addition, the Council appointed a local Consultant skilled in housing delivery to provide key information in relation to housing market intelligence together using local data from the Council's database.

9.2 Officers will continue to work closely with stakeholders in any implementation monitoring and review work of this HDTAP.

10. EQUALITY ANALYSIS

- 10.1 An Equality Impact Assessment (EIA) is not required for this document as one has been written to support the emerging Joint Local Plan and is referred to as a background paper.

11. ENVIRONMENTAL IMPLICATIONS

- 11.1 Housing delivery is key to the production of a HDTAP. The impact on the environment is fully taken into account and considered as part of the plan making and decision taking part of the planning processes. As such there is no need for an Environmental Impact Assessment in respect of this specific document.

12. APPENDICES

Title	Location
(a) Mid Suffolk Housing Delivery Test Action Plan June 2019 incorporating Appendix 1	Attached

13. BACKGROUND DOCUMENTS

- 13.1 Mid Suffolk's Stalled Sites Database (June 2019) and summary
- 13.2 Mid Suffolk's Stalled Sites Market Intelligence Report (May 2019)
- 13.3 Babergh and Mid Suffolk Joint Annual Monitoring Reports 2015-2018
- 13.4 Joint Strategic Plan 2016-2020
- 13.5 Homes and Housing Strategy 2019-2024 and Homelessness Reduction and Rough Sleeper Strategy 2019-2024
- 13.6 Equality Impact Assessment prepared for the Draft Regulation 18 Preferred Options Joint Local Plan Document.