

Housing Delivery Test and 5 Year Housing Land Supply Note

September 2022

This Note sets out the Council’s position in relation to the last Housing Delivery Test results and the 5-year Housing Land Supply (April 2022).

Housing Delivery Test

The [Housing Delivery Test](#) is an annual measurement of housing delivery in the area. The latest results were published by the Department for Levelling Up, Housing and Communities (DLUHC) on 14th January 2022. In light of the Covid Pandemic and the disruption that has resulted from it, each Authority measurement has been recalculated by reducing the number of homes required by one month for the 2019 to 2020 year and by four months for the 2020 to 2021 year.

The Housing Delivery Test (HDT) 2021 measurement for Rossendale was **57% of its requirement**. The calculation is shown below:

Table 1: HDT Test Results 2021

Number of homes required			Total homes required	Number of homes delivered			Total homes delivered	HDT: 2021 measurement	HDT: 2021 consequence
2018/19	2019/20	2020/21	2018/19 to 2020/21	2018/19	2019/20	2020/21	2018/19 to 2020/21		
208	180	127	515	123	94	77	294	57%	Presumption

To boost housing delivery DLUHC have identified a number of measures that Local Planning Authorities (LPAs) must implement, which is dependent on the level of under-delivery. The consequences for Rossendale as of 15 January 2022 are to:

- Produce an Action Plan setting out how delivery can be boosted;
- Apply a 20% buffer onto the 5 Year Housing Land Supply Calculation to offer greater flexibility ([See 5 Year Housing Land Supply Report 2022](#));
- Apply the presumption in favour of sustainable development under [NPPF](#) footnote 8 to Paragraph 11d (known as ‘the tilted balance’), to the decision making process.

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date ⁸, granting permission unless: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^z; 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.

⁽⁸⁾ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in [paragraph 74](#)); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

Rossendale Housing Action Plan

The Council has reviewed its Housing Action Plan and produced a revised 2022 version available at [Housing Action Plan 2022](#).

5 Year Housing Land Supply Position

At 31st March 2022 the Council can demonstrate a 5 year housing land supply of 7.6 years. This includes appropriate sites that have planning consent as well as sites allocated in the Rossendale Local Plan 2019 to 2036 for housing. A buffer of 20% has been applied to calculate the supply given the low level of completions over the past three years as required by the National Planning Policy Framework.

Summary

For the avoidance of doubt, regardless of the fact that the Council can demonstrate a 5 year housing land supply position of 7.6 years (at 31st March 2022) until delivery increases to a minimum of 75% of housing requirement the Council will be required to apply NPPF Para 11d to the decision making process of relevant planning applications.

The Council will review its position when the next Housing Delivery Test is published, and thereafter. If past housing delivery remains at below 95% of requirement an updated Housing Action Plan will be published within the required timeframe.