

March 2020

London Green Belt Council E-Newsletter

The Housing Delivery Test

You may remember that we provided some comment and analysis from the London Green Belt Council on a report by the National Audit Office in March 2019, which included those councils potentially at risk arising from the Housing Delivery Test.

The Government introduced new measures for new homes in local council areas in 2018 (NPPF 73). Where delivery has fallen below 95% of its housing requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years. Failure to deliver on these targets results in increasing penalties for non-performance, leaving the door open to speculative development planning applications.

However, for those councils with under 85% of their requirement, they will be required to add a 20% buffer to their five-year housing land supply requirement, instead of the usual 5% buffer.

It is worse still for those under 45%, as they will be vulnerable to speculative applications because their local planning policies for housing will be deemed out-of-date.

The London Green Belt Council believes that the Housing Delivery Test is a serious concern. It is the developers who build the homes, not the councils.

Local authorities cannot increase the supply of new homes just through their own efforts. It is unreasonable for local authorities to be given the responsibility for meeting housing delivery targets, but not the authority and control to achieve these.

On the following pages you will find the analysis for those councils within the London Metropolitan Green Belt, but also, for completeness, those in Central London that are not in the LMGB.

Patrick Griffin, Vice-Chair LGBC

www.londongreenbeltcouncil.org.uk

Area	Planning authority	Total number of homes required 2016-19	Total number of homes delivered 2016-19	2019 measurement	2019 consequence
London	City of London	275	88	32%	Presumption
London	Havering	3,510	1,167	33%	Presumption
London	Haringey	4,506	2,488	55%	Buffer
London	Kensington and Chelsea	1,234	703	57%	Buffer
London	Redbridge	3,370	2,017	60%	Buffer
London	Islington	3,792	2,388	63%	Buffer
London	London Legacy Devt Corpn	4,415	3,032	69%	Buffer
London	Watford	1,371	956	70%	Buffer
London	Tower Hamlets	10,318	7,780	75%	Buffer
London	Enfield	2,394	1,839	77%	Buffer
London	Newham	6,740	5,210	77%	Buffer
London	Kingston upon Thames	1,649	1,288	78%	Buffer
London	Camden	3,360	2,924	87%	Action plan
London	Hackney	4,797	4,180	87%	Action plan
London	Barnet	6,832	6,139	90%	Action plan
London	Greenwich	6,432	5,775	90%	Action plan
London	Southwark	7,047	6,552	93%	Action plan
London	Lewisham	4,078	4,111	101%	None
London	Westminster	3,022	3,087	102%	None
London	Hounslow	2,466	2,571	104%	None
London	Brent	4,575	4,890	107%	None
London	Waltham Forest	2,430	2,590	107%	None
London	Merton	1,207	1,330	110%	None
London	Bromley	1,923	2,174	113%	None
London	Ealing	3,525	4,214	120%	None
London	Lambeth	3,585	4,320	121%	None
London	Richmond upon Thames	945	1,147	121%	None
London	Bexley	1,239	1,608	130%	None
London	Croydon	4,939	6,544	132%	None
London	Wandsworth	4,719	6,605	140%	None
London	Sutton	1,281	2,013	157%	None
London	Hammersmith and Fulham	2,174	3,676	169%	None
London	Harrow	1,565	2,646	169%	None
London	Hillingdon	1,462	2,696	184%	None
Bedfordshire	Central Bedfordshire	5,860	6,018	103%	None
Bedfordshire	Luton	1,275	2,363	185%	None
Berkshire	Slough	2,528	1,911	76%	Buffer
Berkshire	Windsor and Maidenhead	1,966	1,905	97%	None
Berkshire	Bracknell Forest	1,687	1,662	99%	None
Berkshire	Wokingham	2,156	3,780	175%	None
Presumption in favour of sustainable development					
20% land buffer					
Action plan					
No additional action required at present					

Area	Planning authority	Total number of homes required 2016-19	Total number of homes delivered 2016-19	2019 measurement	2019 consequence
Buckinghamshire	South Bucks	1,073	1,196	111%	None
Buckinghamshire	Chiltern	726	877	121%	None
Buckinghamshire	Aylesbury Vale	3,449	4,495	130%	None
Buckinghamshire	Wycombe	1,474	2,352	160%	None
Essex	Basildon	2,506	1,093	44%	Presumption
Essex	Epping Forest	2,266	1,139	50%	Buffer
Essex	Thurrock	2,835	1,868	66%	Buffer
Essex	Rochford	876	677	77%	Buffer
Essex	Harlow	1,150	1,297	113%	None
Essex	Chelmsford	2,321	3,266	141%	None
Essex	Uttlesford	1,749	2,677	153%	None
Hertfordshire	Three Rivers	1,367	560	41%	Presumption
Hertfordshire	North Hertfordshire	2,395	1,042	44%	Presumption
Hertfordshire	St Albans	2,219	1,397	63%	Buffer
Hertfordshire	Welwyn Hatfield	2,034	1,448	71%	Buffer
Hertfordshire	Broxbourne	1,343	1,082	81%	Buffer
Hertfordshire	East Hertfordshire	2,418	2,121	88%	Action plan
Hertfordshire	Stevenage	1,120	1,262	113%	None
Hertfordshire	Hertsmere	1,296	1,609	124%	None
Hertfordshire	Dacorum	1,379	1,900	138%	None
Kent	Medway	4,328	1,978	46%	Buffer
Kent	Sevenoaks	1,712	1,212	71%	Buffer
Kent	Gravesham	975	734	75%	Buffer
Kent	Tunbridge Wells	1,795	1,546	86%	Action plan
Kent	Tonbridge and Malling	2,095	2,451	117%	None
Kent	Maidstone	2,642	3,577	135%	None
Kent	Dartford	1,991	3,206	161%	None
Surrey	Epsom and Ewell	1,374	673	49%	Buffer
Surrey	Elmbridge	1,421	824	58%	Buffer
Surrey	Spelthorne	1,509	904	60%	Buffer
Surrey	Guildford	1,627	1,343	83%	Buffer
Surrey	Waverley	1,614	1,375	85%	Action plan
Surrey	Mole Valley	1,123	1,004	89%	Action plan
Surrey	Woking	1,022	988	97%	None
Surrey	Reigate and Banstead	1,380	1,639	119%	None
Surrey	Surrey Heath	781	947	121%	None
Surrey	Runnymede	1,344	1,651	123%	None
Presumption in favour of sustainable development					
20% land buffer					
Action plan					
No additional action required at present					