

South East Housing Delivery Test: 2020 Result Publication

January 2021



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The 2020 Housing Delivery Test (HDT) measurement was published on 19th January 2021 following a delay from its scheduled release in November 2020.

The 2020 measurement is the first year where, following the National Planning Policy Framework (NPPF) transitional arrangements, the highest threshold will apply for the application of the presumption in favour of sustainable development. For LPAs scoring below 75% in the HDT, the presumption will be triggered for the purposes of NPPF paragraph 11 as identified in Footnote 7.

The table below extracts the HDT results for Local Planning Authorities (LPAs) within the operating region of our South East team, showing both the results for 2020 and a comparison to those from 2019. A map is also provided to highlight which LPAs have had their HDT consequence improve or worsen in 2020 when compared to their 2019 results. These results will apply to all subsequent decision making until the publication of the next HDT measurement, which is scheduled for November 2021.

Given the unprecedented events of 2020, the HDT methodology has been adapted for the 2020 measurement by reducing the number of 'homes required' within the 2019/2020 monitoring year by a month, to take account of the first national lockdown which saw the temporary closure of all construction sites.

It is worth highlighting that some of the LPAs subject to the presumption in our region have already published Annual Monitoring Reports that acknowledge they cannot demonstrate a five year supply of land for housing, and therefore the presumption already applied in any case. Extensive areas within other LPAs would not engage the presumption as a consequence of NPPF paragraph 11 and footnote 6 which seeks to protect certain areas or assets of particular importance such as the Green Belt and Areas of Outstanding Natural Beauty.

gov.uk/government/publications/housing-delivery-test-2020-measurement

Please contact Simon Packer or James Cording if you have any queries on the application of the HDT across the region or within a particular LPA.

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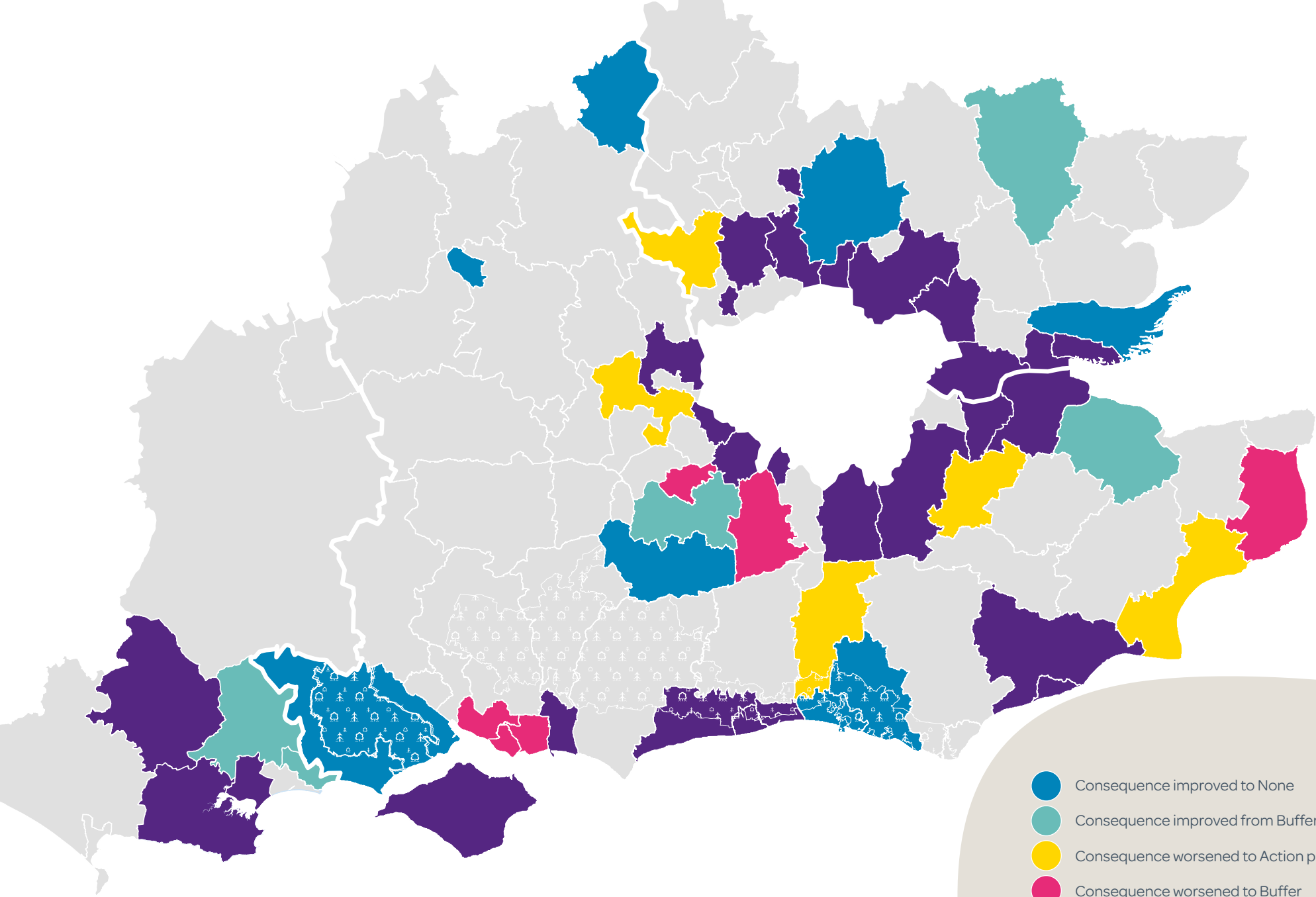
County	LPA	Total Number of Homes Required (2017-20)	Number of Homes Delivered			Total Number of Homes Delivered (2017-20)	2020 HDT Measurement	2020 HDT Consequence	2019 HDT Measurement	2019 HDT Consequence
			2017-18	2018-19	2019-20					
Bedfordshire	Bedford	2,828	1,371	1,371	1,026	3,767	133%	None	125%	None
	Central Bedfordshire	6,493	2,107	2,138	2,686	6,931	107%	None	103%	None
	Luton	1,239	873	713	568	2,154	174%	None	185%	None
Berkshire	Bracknell Forest	1,697	442	783	1,731	2,956	174%	None	99%	None
	Reading	1,643	763	976	573	2,312	141%	None	165%	None
	Slough	2,435	846	541	503	1,890	78%	Buffer	76%	Buffer
	West Berkshire	1,420	539	543	439	1,521	107%	None	109%	None
	Windsor and Maidenhead	2,017	581	705	476	1,762	87%	Action plan	97%	None
Buckinghamshire	Wokingham	2,186	1,528	1,284	1,555	4,367	200%	None	175%	None
	Aylesbury Vale	3,807	1,414	1,758	1,715	4,887	128%	None	130%	None
	Chiltern	1,997	1,387	1,489	1,159	4,035	202%	None	121%	None
	South Bucks	1,137	299	328	98	725	64%	Presumption	111%	None
	Wycombe	1,496	625	860	374	1,858	124%	None	160%	None
Dorset	Milton Keynes	4,866	1,485	1,781	2,076	5,342	110%	None	94%	Action plan
	BCP - Bournemouth	3,636	631	772	1,330	2,734	75%	Buffer	66%	Buffer
	BCP - Poole	1,860	300	386	676	1,361	73%	Presumption	74%	Buffer
	BCP - Christchurch*	1,818	405	476	774	1,655	91%	Action plan	82%	Buffer
	East Dorset*	1,818	405	476	774	1,655	91%	Action plan	82%	Buffer
	North Dorset	816	159	223	96	478	59%	Presumption	71%	Buffer
	Purbeck	465	124	73	148	345	74%	Presumption	70%	Buffer
	West Dorset**	2,061	633	925	697	2,255	109%	None	124%	None
	Weymouth and Portland**	2,061	633	925	697	2,255	109%	None	124%	None
East Sussex	Brighton and Hove	2,094	496	542	1,217	2,255	108%	None	70%	Buffer
	Eastbourne	1,571	127	130	200	457	29%	Presumption	38%	Presumption
	Hastings	803	175	178	86	439	55%	Presumption	84%	Buffer
	Lewes	801	285	311	202	798	100%	None	93%	Action plan
	Rother	1,035	168	255	247	670	65%	Presumption	70%	Buffer
Essex	Wealden	2,862	491	841	1,034	2,366	83%	Buffer	83%	Buffer
	Basildon	2,824	341	340	576	1,257	45%	Presumption	44%	Presumption
	Braintree	2,277	491	555	884	1,930	85%	Action plan	67%	Buffer
	Brentwood	1,192	213	211	395	819	69%	Presumption	53%	Buffer
	Castle Point	926	163	203	74	440	48%	Presumption	54%	Buffer
	Chelmsford	2,220	1,008	1,256	832	3,096	139%	None	141%	None
	Colchester	2,894	1,048	1,432	785	3,265	113%	None	122%	None

* Christchurch and East Dorset were measured jointly with each other

** West Dorset and Weymouth and Portland were measured jointly with each other

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Hampshire	Epping Forest	2,468	564	426	223	1,213	49%	Presumption	50%	Buffer
	Harlow	1,257	281	676	725	1,682	134%	None	113%	None
	Maldon	802	177	317	475	969	121%	None	100%	None
	Rochford	952	299	262	347	908	95%	None	77%	Buffer
	Southend-on-Sea	3,102	521	492	94	1,107	36%	Presumption	52%	Buffer
	Tendring	2,251	565	915	784	2,264	101%	None	102%	None
	Thurrock	3,088	857	408	558	1,823	59%	Presumption	66%	Buffer
	Uttlesford	1,901	969	983	507	2,459	129%	None	153%	None
	Basingstoke and Deane	2,381	828	1,204	1,556	3,588	151%	None	105%	None
	East Hampshire	1,554	893	1,112	804	2,809	181%	None	172%	None
	Eastleigh	1,894	893	1,162	1,223	3,278	173%	None	145%	None
	Fareham	1,102	291	290	285	866	79%	Buffer	99%	None
	Gosport	496	221	58	135	415	84%	Buffer	87%	Action plan
	Hart	878	551	608	607	1,766	201%	None	241%	None
	Havant	1,280	290	267	366	923	72%	Presumption	101%	None
	Isle of Wight	1,823	371	354	253	978	54%	Presumption	61%	Buffer
	New Forest	875	266	359	308	933	107%	None	43%	Presumption
	Portsmouth	2,368	990	627	270	1,887	80%	Buffer	119%	None
	Rushmoor	744	450	303	724	1,477	199%	None	141%	None
	Southampton	2,374	826	1,776	449	3,051	129%	None	149%	None
Hertfordshire	Test Valley	1,482	799	795	973	2,567	173%	None	195%	None
	Winchester	1,708	642	926	643	2,211	129%	None	139%	None
	Broxbourne	1,271	302	492	150	945	74%	Presumption	81%	Buffer
	Dacorum	1,887	587	576	522	1,685	89%	Action plan	138%	None
	East Hertfordshire	2,395	504	994	1,001	2,499	104%	None	88%	Action plan
	Hertsmere	1,684	559	644	515	1,719	102%	None	124%	None
	North Hertfordshire	2,597	281	222	433	936	36%	Presumption	44%	Presumption
	St Albans	2,372	412	638	443	1,493	63%	Presumption	63%	Buffer
	Stevenage	1,094	78	297	327	702	64%	Presumption	113%	None
	Three Rivers	1,619	264	152	456	872	54%	Presumption	41%	Presumption
Kent	Watford	1,837	312	298	264	874	48%	Presumption	70%	Buffer
	Welwyn Hatfield	2,284	314	463	673	1,450	63%	Presumption	71%	Buffer
	Ashford	2,454	591	881	746	2,218	90%	Action plan	88%	Action plan
	Canterbury	2,496	1,126	444	602	2,172	87%	Action plan	87%	Action plan
	Dartford	2,147	1,031	1,013	543	2,587	121%	None	161%	None

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	Dover	1,655	440	446	442	1,328	80%	Buffer	92%	Action plan
	Folkestone and Hythe	1,523	489	432	462	1,383	91%	Action plan	127%	None
	Gravesham	1,043	275	292	164	731	70%	Presumption	75%	Buffer
	Maidstone	2,592	1,286	1,146	1,355	3,787	146%	None	135%	None
	Medway	4,556	669	647	1,181	2,498	55%	Presumption	46%	Buffer
	Sevenoaks	1,858	388	500	414	1,302	70%	Presumption	71%	Buffer
	Swale	2,262	572	674	767	2,014	89%	Action plan	77%	Buffer
	Thanet	1,749	238	296	414	948	54%	Presumption	35%	Presumption
	Tonbridge and Malling	2,240	1,108	457	471	2,036	91%	Action plan	117%	None
Oxfordshire	Tunbridge Wells	1,807	513	553	474	1,540	85%	Action plan	86%	Action plan
	Cherwell	1,997	1,387	1,489	1,159	4,035	202%	None	213%	None
	Oxford	0	373	343	784	1,500	-	None	70%	Buffer
	South Oxfordshire	1,629	937	1,361	1,473	3,771	231%	None	206%	None
	Vale of White Horse	2,113	1,594	1,259	1,548	4,401	208%	None	236%	None
Surrey	West Oxfordshire	1,599	544	813	1,086	2,443	153%	None	114%	None
	Elmbridge	1,639	130	427	396	953	58%	Presumption	58%	Buffer
	Epsom and Ewell	1,519	162	165	185	512	34%	Presumption	49%	Buffer
	Guildford	1,628	299	543	622	1,463	90%	Action plan	83%	Buffer
	Mole Valley	1,176	425	374	157	956	81%	Buffer	89%	Action plan
	Reigate and Banstead	1,356	601	528	492	1,621	120%	None	119%	None
	Runnymede	1,373	806	665	381	1,852	135%	None	123%	None
	Spelthorne	1,574	221	337	228	785	50%	Presumption	60%	Buffer
	Surrey Heath	887	321	406	376	1,102	124%	None	121%	None
	Tandridge	1,706	332	249	268	849	50%	Presumption	50%	Buffer
West Sussex	Waverley	1,601	598	375	595	1,568	98%	None	85%	Action plan
	Woking	1,124	358	231	305	895	80%	Buffer	97%	None
	Adur	516	114	122	13	249	48%	Presumption	56%	Buffer
	Arun	3,092	704	660	515	1,879	61%	Presumption	68%	Buffer
	Chichester	1,267	648	650	512	1,810	143%	None	133%	None
	Crawley	514	369	522	405	1,296	252%	None	235%	None
	Horsham	2,297	1,178	1,382	1,013	3,572	155%	None	148%	None
	Mid Sussex	2,490	614	651	1,005	2,270	91%	Action plan	95%	None
	Worthing	2,301	492	300	396	1,188	52%	Presumption	54%	Buffer
	Wiltshire	2,845	826	1,145	723	2,694	95%	None	114%	None
	Wiltshire	5,506	2,406	2,766	2,548	7,720	140%	None	149%	None



- Consequence improved to None
- Consequence improved from Buffer to Action plan
- Consequence worsened to Action plan
- Consequence worsened to Buffer
- Consequence worsened to Presumption



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