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# HOUSING DELIVERY AND SUPPLY REPORT 2020

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This document sets out the housing position for each local authority in Surrey, using the indicators of supply (5YHLS) and delivery (Housing Delivery Test) as set out in the National Planning Policy Framework (NPPF). Taking account of delivery and supply, this document provides an outlook for housebuilders and developers.

**SUPPLY:**

Local Planning Authorities (LPA) are required to maintain a 5-year housing land supply (enough land to deliver their annualised housing requirement for a 5-year period).

The sites should be deliverable within that period. Where a LPA cannot demonstrate a 5YHLS, as per paragraph 11d of the NPPF, the presumption in favour of sustainable development applies, i.e. planning permission for housing (in sustainable locations) should be granted unless there are significant or demonstrable adverse impacts.

Information is obtained from LPA’s most recent publication either Authority Monitoring Report, Housing Delivery Test Action Plan or even SHLAA – this is hyper-linked in the figure with the date of the document’s publication (which is not necessarily the point in time when figure was calculated).

**DELIVERY:**

The Housing Delivery Test (HDT) is a how many homes were delivered in the last 3 years against the homes required in that same period.

From 2019, LPAs are penalised for not delivering housing by either Action Plan (<95%), Buffer (<85%) or Presumption (<45%).

In short, Action Plan requires a plan from LPA to boost housing delivery, Buffer requires 20% added to 5YHLS requirement, Presumption means presumption in favour of sustainable development applies.

**LOCAL PLANS:**

Local Plans play a fundamental role in maintaining housing land supply.

A new Local Plan will ensure that sufficient sites are allocated to meet the housing requirement over the plan period (for a short while at least).

Older LPs / Core Strategy’s tend to be based on out-dated housing requirement figures (i.e. not standard methodology), as such contain less allocations to meet up-to-date requirements (any plan which is over 5 year’s old must use standard method number).

**FORECAST:**

The forecast is a quick assessment of the situation with regards to the figures. The better the outlook, the better it is for developer looking to bring forward housing proposals. The forecast outline is as follows;

-  Sunny
-  Sunny spells
-  Cloudy
-  Rain

PI have experience in nearly all of the LPA, a few, we do not. The commentary is indicative to best of our knowledge and experience.



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# SURREY

LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Elmbridge BC	62%	58% (-4%)	Buffer	<a href="#">3.13 (5% buffer)</a> - November 2019	Core Strategy (2011) 9 years old	Very poor delivery and supply, the Council acknowledge that they need to get moving on their new Local Plan to address matters. Elmbridge is made up of small towns within a lot of Green Belt, they have <a href="#">written to SoS</a> to request their housing requirement is moderated so Green Belt is not lost. Ultimately, this conflict can only be resolved through LP process, until then, the presumption is in effect. The issue will be finding developable sites (which aren't Green Belt).
Epsom and Ewell BC	57%	49% (-8%)	Buffer	<a href="#">1.1 years (20% buffer)</a> - January 2020	Core Strategy (2000) 20 years old	Woeful housing land supply. Again, majorly constrained Green Belt borough. E&E have a shortfall of over 8,000 houses and delivered just 165 units last year. Needs to be resolved through Local Plan which has been much delayed. Again, issue is finding sites, however given the acute need, worth looking at all well-located sites, even in Green Belt - particularly if promoting through the LP process.
Guildford BC	75%	83% (+8%)	Buffer	<a href="#">5.93 (20% buffer)</a> - November 2019	Local Plan (2019) 1 year old	Local Plan recently adopted; Inspector confirmed 5.93 supply. Local Elections in May 2019 added a number of independent 'Save our Green Belt' Councillors. Given robust 5YHLS and political make-up, will be a tough to progress non-allocated sites in the short-term.
Mole Valley DC	77%	89% (+12%)	Action Plan	<a href="#">3 (5% buffer)</a> - February 2020	Core Strategy (2009) 11 years old	MV have seen an increase in delivery which has meant that they now apply a 5% buffer instead of 20%. Notwithstanding this, they still only have 3 years' housing supply. New Local Plan at a very early stage, so will be a good few years before they can address housing supply issue.
Reigate and Banstead BC	119%	119%	None	<a href="#">7.8 (5% buffer)</a> - March 2019	Core Strategy (2009) 6 years old	Good levels of housing delivery and supply, especially in a Green Belt authority. Identified need is low from Core Strategy, this should now be standard number need as Local Plan is over 5 years. Open to challenge.
Runnymede BC	116%	123% (+7%)	None	Less than 5	Local Plan (2001) 19 years old	The Council have not published any recent information other than an update confirming they do not have a 5YHLS. It would seem that they are very much up against it as a highly constrained Green Belt authority. New Local Plan at Examination, after some very slow progress.



LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Spelthorne BC	63%	60% (-3%)	Buffer	<u>4.4 years (20% buffer)</u> - July 2019	Core Strategy (2009) 11 years old	The Housing Delivery Action plan confirms with a 20% buffer they can only demonstrate 4.4 years. The new Local Plan is being prepared, Draft Local Plan expected in summer 2020, so a while off full adoption. Good opportunity to look at sustainable sites.
Surrey Health BC	127%	121% (-6%)	None	<u>5.52 (5% buffer)</u> - October 2019	Core Strategy (2012) 8 years old	The Council have a 5YHLS using updated housing need figures. Also a high level of delivery. New Local Plan being prepared, consultation on Draft Local Plan expected in summer 2020.
Tandridge DC	65%	50% (-15%)	Buffer	<u>2.86 (20% buffer)</u> - September 2019	Core Strategy (2008) 12 years old	The Council have put forward a number of scenarios for 5YHLS, they state that if the new Local Plan with a moderated requirement is adopted, they will have 6.12 years supply, however if it is not adopted, they currently have 2.86. The LP was submitted for Examination in January, Inspector's Report expected in early months of 2020.
Waverley BC	79%	85% (+6%)	Action Plan	<u>5.2 (5% buffer)</u> - July 2019	Local Plan Part 1 (2018) 2 years old	The Council have a 5YHLS, delivery is sufficient not require a 20% buffer, however given both supply and delivery are just above the required amount, there is potential for these to fall below. New Local Plan will make it difficult to find new sites if supply or delivery drops below required amount.
Woking BC	153%	97% (-56%)	None	<u>9 (5% buffer)</u> - December 2019	Core Strategy (2010) 10 years old	Woking appear to state that they do not need to provide a supply based on standard need figure because the Inspector found their Core Strategy Review to be sound. Hence, they have a very healthy 9 years. Questionable as to why they are exempt on requirement to use standard need figures.

