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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 Berkshire, 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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# BERKSHIRE

LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Bracknell Forest BC	75%	99% (+14%)	None	6.08 years (20% buffer) - December 2019	Core Strategy (2008)	Delivery has improved in 2019 HDT resulting in 20% buffer being reduced to 5%. As such, BF's 5YHLS will be in a healthier position following HDT 2019. On the basis their annual requirement is now reduced (from 738 to 645), the Council will be able to demonstrate 6.9 years housing land supply. Local Plan is old, but standard housing number is being used for purposes of 5YHLS. New Local Plan is at an early stage, awaiting publication of Draft Local Plan in spring 2020. Likely to be delayed. Still likely be opportunities to promote sites through LP process.
Reading BC	165%	165%	None	5.56 years (5% buffer) - December 2019	Local Plan (2019)	Reading have a healthy delivery and supply. Housing targets are those used in the new Local Plan. Very high proportion (80%) of their 4,136 units supply is from 'hard' commitments, i.e. strategic sites and major development permissions - subject to these sites progressing on time, supply should be steady, this is evidenced to a degree in the high level of supply. One to monitor as new Local Plan will mean that should supply fall below the required 5 years, there will be limited ability for the Council to address this though new allocations. Expect the situation may be less favourable for Reading within 2 years.
Slough Borough Council	86%	76% (-10%)	Buffer	2.1 years (5% buffer) - December 2019	Core Strategy (2008)	Slough is the only borough in the county not delivering at the required levels. Slough have a very poor 5YHLS of 2.1 years. Following HDT 2019 they are required to add 20% to their housing requirement (increasing it from 893 to 1072) thus resulting in a 1.86 years supply. Core Strategy is old and housing figures (correctly) use the standard number. New Local Plan appears to be stalling in the early stages (no consultation since 2017), therefore a very good authority to attacking on lack of 5YHLS. Slough were seeking to deliver a 15,260 unit 'Garden Suburb' in neighbouring South, however it is understood this option has now been rejected - this appears to leave them back to square one in trying to find land for housing.



LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
West Berkshire DC	117%	109% (-8%)	None	7.6 years (5% buffer) - January 2020	Core Strategy (2012)	West Berks have a strong delivery and housing land supply position. Over half of the deliverable supply is up to 2022, so this position should be maintained in the short-term. New Local Plan in early stages of preparation, with initial consultation in late 2018 and no subsequent iteration published since. Still likely to be opportunities to promote sites through Local Plan process.
Windsor and Maidenhead BC	97%	97%	None	6.63 years (5% buffer) - December 2018	Local Plan (2003)	RBWM have a healthy housing land supply, albeit the figures are slightly outdated. Expect new figures to be published soon. New Local Plan has stalled following Examination in 2018, further consultations have taken place since and further examination hearings are expected to begin again in Summer 2020 – although will inevitably be delayed.
Wokingham DC	157%	175% (+18%)	None	6.39 years (5% buffer) - March 2019	Core Strategy (2010)	The Council have a very strong housing delivery as a result of a number of medium sites being underway. They also have a good number of strategic sites in the pipeline towards the end of the 5-year period. Supply is also well above 5 years. New Local Plan at an early stage, consultation on the draft ongoing until end of April 2020.

