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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 West Sussex, 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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# WEST SUSSEX

LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Arun DC	91%	68% (-23%)	Buffer	<u>3.7 (20% buffer)</u> -December 2019	Local Plan (2018) 2 years old	Despite recently adopted Local Plan, Arun are suffering the consequence of under delivery, the imposition of 20% buffer has brought down their supply significantly. Given the recently adopted plan, there are limited means to address supply through allocation of new sites, as such a very good authority to attack on lack of 5YHLS.
Chichester DC	126%	133% (-7%)	None	<u>5.5 (5% buffer)</u> - February 2020	Local Plan (2015) 5 years old	5.5 years HLS, Local Plan will be 5 years old in July 2020, and supply will need to be based on standard number, not 2015 LP figure. Expect this to go up, any increase of more than 10% will bring supply below 5 years. One to monitor. Draft Local Plan Review expected early 2020 - this will seek to plan for standard methodology requirement.
Crawley BC	181%	235% (+54%)	None	<u>9.59 (5% buffer)</u> - December 2019	Crawley 2030 (2015) 5 years old	Very high 5HLS. In December this will go up to the standard number, expect falls in supply. Crawley's very high delivery is a reflection on relatively low housing numbers - 340 per annum. One to watch.
Horsham DC	141%	148% (+7%)	None	<u>5.54 (5% buffer)</u> - December 2019	Horsham Development Framework (2015) 5 years old	Horsham have been keeping their supply just above 5 in recent years. They have several large strategic sites which are now underway, many were previously delayed. The HDF will be over 5 years old in November 2020 and the housing requirement will jump to 965 per annum (from 800), this take them under 5YHLS. A window of opportunity ahead. The New Local Plan in early stages.
Mid Sussex DC	10%	95% (-15%)	None	<u>5.91 (5% buffer)</u> - July 2019	Local Plan (2018) 2 years old	MSDC have a 5YHLS and have delivered sufficient numbers. They are in a good position for now, although expect delivery will fall lower next year, if buffer is imposed, they would likely be below 5YHLS.

