



PLANNING
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HOUSING SUPPLY AND DELIVERY REPORT 2021

BERKSHIRE

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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 2020, LPAs are penalised for not delivering housing by either Action Plan (<95%), Buffer (<85%) or Presumption (<75%).

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.

For the 2020 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a three-year period but an 11-month period has been used for the 2019/20 monitoring year. This is to account for disruption to housing delivery and monitoring caused by restrictions announced on 23 March 2020, in response to the COVID-19 pandemic.

LOCAL PLANS:





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

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

Older Local Plans / Core Strategies 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:

-  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.

LOCATION	HDT 2018	HDT 2019	HDT 2020	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Bracknell Forest BC	75%	99%	174% (+75%)	None	4.2 years - 5YHLS Statement, July 2021	Core Strategy (2008) - 13 years old	<p>Bracknell Forest have slipped into the presumption due to a lack of 5YHLS. This is surprising given that last year they were demonstrating over 6 years and that included a 20% buffer for under-delivery. Effectively, they have lost about 2 years supply since last year's calculation.</p> <p>Supply has increased massively with 1,731 units being delivered last year compared to 783 and 442 in the previous years. The Council are delivering on sites allocated through the Local Plan Site Allocations document, many sites have 'overdelivered', i.e., delivered more units than allocated. The pipeline of sites allocated by this document is drying up, hence supply is dwindling slightly.</p> <p>The emerging Local Plan (LP) is close to being submitted for Examination, all being well, the LP will be adopted next year. On adoption, the Council will have a sufficient supply of housing land.</p>
Reading BC	165%	165%	141% (-24%)	None	6.65 years - AMR 2019/2020	Local Plan (2019) - 2 years old	<p>Reading are performing well on both measures due to a large number of strategic sites being underway. They also expect to deliver more housing as more sites from the 2019 Local Plan commence in the coming years, this will further boost delivery.</p> <p>This is a good example of an authority performing well and benefitting from an up-to-date Local Plan.</p>
Slough BC	86%	76%	78% (+2%)	Buffer	2.1 years - AMR 2018/19	Core Strategy (2008) - 13 years old	<p>Slough were one of the worst performing LPAs in the Southeast last year with a 5YHLS of just 2 years. It does not appear that the Council have since published an updated 5YHLS position, so the most recent update is from 2018/19, still 2.1 years.</p> <p>Following the 2020 HDT score of 78%, they will be required to add a 20% buffer to their supply, this would take their supply down to around 1.8 years.</p> <p>Slough are struggling to find the land required to meet their housing targets. They were seeking to dispense 15,000 units in South Bucks in the form of a new 'Garden Suburb', however the South Bucks and Chiltern Plan was withdrawn last year, meaning these 15,000 units need to find a home somewhere else.</p> <p>The Council are at the earliest stages of preparing a new Local Plan, so we expect them to be in the presumption for some time.</p>
West Berkshire BC	117%	109%	107% (-2%)	None	7.8 years - 5YHLS Statement, December 2020	Core Strategy (2012) - 9 years old	<p>West Berks have a strong delivery and housing land supply position. Much of the deliverable supply comes from Core Strategy strategic sites in addition to sites allocated through the more recent Housing Sites Allocations DPD.</p> <p>New Local Plan in early stages of preparation, an initial Regulation 18 consultation took place in early 2021, however, following the publication of the revised NPPF in July 2021 - which includes new requirements for local plans to plan further ahead - it seems the Council may start again from scratch.</p> <p>The Council should be able to maintain sufficient levels of supply and delivery in the next couple of years, although supply may diminish, if a local plan is not adopted before then.</p>

LOCATION	HDT 2018	HDT 2019	HDT 2020	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Windsor and Maidenhead	97%	97%	87% (-10%)	Action Plan	4.1 years - AMR 2020	Local Plan (2003) - 18 years old	<p>The RBWM have slipped into the presumption due to a lack of a 5YHLS. Last year the Council were claiming a 6.63 year HLS, however this was on out-dated figures. Using the standard methodology, they only have 4.1 years, thus no 5YHLS - as we predicted last year.</p> <p>Delivery is just enough to ensure that a 20% buffer has not been imposed, this would have reduced supply even further.</p> <p>The Local Plan Examination is on-going, with the hearings currently taking place (October 2020). Until the new Local Plan is in place, RBWM will be in the presumption.</p>
Wokingham	157%	175%	200% (+25%)	None	5.23 years - 5YHLS Statement, 31 March 2020	Core Strategy (2010) - 11 years old	<p>Since last year, the Council's supply has dropped from 6.4 years to 5.23 years. The Council have proactively engaged with developers regarding the deliverability of sites in light of implications of the COVID pandemic, this is perhaps why supply has reduced. The Council are clear in their assertion that the figures are robust.</p> <p>A high level of delivery has been maintained, with several large sites coming to fruition.</p> <p>The Council consulted on a draft replacement Local Plan in early 2020, a Revised draft Local Plan is expected soon. Adoption is pencilled in for 2023.</p>

