



PLANNING
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HOUSING SUPPLY AND DELIVERY REPORT 2021

BEDFORDSHIRE

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This document sets out the housing position for each local authority in Bedfordshire 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
Bedford BC	129%	125%	133% (+8%)	None	6.56 years (5% buffer) - 5 Year Supply of Deliverable Sites Report, August 2021	Bedford Borough Local Plan 2030, adopted 2020 - 1 years old	<p>Bedford Borough Council's 5YHLS position has improved since last year's 5.4 years. Prior to the adoption of the new Local Plan in January 2020, the Council appeared to be scrambling around to find land to ensure a 5YHLS, and this was also the case for a short-time after. However, it now appears that allocations from the Local Plan are becoming 'deliverable' and thus supply and delivery have seen increases.</p> <p>We expect that Bedford will maintain this position going forward for at least a couple of years.</p>
Central Beds	110%	103%	107% (+4%)	None	5.43 years (5% buffer) - Five Year Housing Land Supply Statement, July 2021	Central Bedfordshire Council Local Plan, adopted July 2021 - less than 1 year old	<p>Central Beds recently adopted their new Local Plan, the first Local Plan for the combined authority.</p> <p>The total identified supply (10,880) includes a large component of previous plan allocations (4,617) and existing windfall commitments (3,605) and relatively little from the new Local Plan allocations (1,825).</p> <p>On paper it seems like a challenge for Central Beds to maintain such a high component of windfall sites in the coming years supply calculations. Additionally, as legacy commitments are completed, it will be important for new allocations to be taken forward to the point they are deemed 'deliverable'.</p> <p>Delivery has been fairly consistent for the last 3 years. However, a small down-turn (maybe from supply-chain issues or covid) could take delivery down. If it goes below 85% then the 20% buffer will be imposed on the Council housing land supply requirement, this would leave the Council very much on the brink of the 'presumption'.</p> <p>Interesting one to watch out for when the 2021 HDT is published in January 2022.</p>
Luton BC	178%	185%	174% (-11%)	None	7.83 years (5% buffer) - SHLAA, November 2019	Luton Local Plan 2011 - 2031, adopted 2017 - 4 years old	<p>The Luton Local Plan 2011-2031 was adopted in November 2017 containing a target for 8,500 new homes in the 20-year period (425 per year) - this is despite an objectively assessed housing need of 17,800 detailed in the Local Plan. The reason for the lower provision is that Luton is has a number of identified land constraints including Green Belt.</p> <p>The majority of the housing need will instead be delivered in other part of the Strategic Housing Market Area, principally in Central Beds. Given this accepted, low housing target, Luton have very healthy housing delivery and supply figures, a position we do not expect to change in the short-term.</p> <p>The 5YHLS position does not appear to have been published this year, however given the low housing target, we expect it remains well in excess of 5 years.</p>