

Housing Delivery Test Action Plan 2022



Spelthorne Takes Shape

Housing Delivery Test

- Annual test set by National Government to assess housing delivery against housing requirements
- The test compares the number of new homes delivered over the previous three years with the authority's housing requirement.
- Consequences depend on score:
 - <95%: Action Plan
 - <85%: Action Plan, 20% Buffer
 - <75%: Action Plan, 20% Buffer, Presumption in favour of Sustainable Development



2022 Test Result

- Housing Delivery Test issued annually to Local Authorities
- Most recent result issued in January 2022 – based on date from 2021

Measurement Year	Total Homes required (3 yr average)	Total Homes Delivered (3 yr average)	HDT score (%)	Consequence
2022	1,554	1,073	69%	Presumption
2021	1,574	785	50%	Presumption
2020	1,509	904	60%	Action Plan + 20% Buffer
2019	1,394	876	63%	Action Plan + 20% Buffer

Surrey Results

Local Authority	Total Homes required (3 yr average)	Total Homes Delivered (3 yr average)	HDT Test %	Current Consequence 2021 HDT Measurement
Elmbridge	1618	1133	70%	Presumption + 20% Buffer + Action Plan
Epsom and Ewell	1490	519	35%	Presumption + 20% Buffer + Action Plan
Guildford	1452	2087	144%	None
Le Valley	1159	810	70%	Presumption + 20% Buffer + Action Plan
Reigate and Banstead	1438	1811	126%	None
Runnymede	1321	1438	109%	None
Spelthorne	1554	1073	69%	Presumption + 20% buffer + Action Plan
Surrey Heath	859	1134	132%	None
Tandridge	1672	634	38%	Presumption + 20% Buffer + Action Plan
Waverley	1523	1652	109%	None
Woking	872	683	78%	20% Buffer + Action Plan

Page 5

Potential Causes for Under-Delivery

- Lack of Available Land/Sites
- Constraints: Green Belt and Flood Risk
- Landowner/Developer Circumstances
- Implementation of Planning Permissions
- Decision making performance
- Slow progress on Local Plan

Ongoing Actions to Boost Delivery

- Emerging Spelthorne Local Plan
- Good Communication with site promoters
- Council/Knowle Green Estates housing schemes
- Digital Engagement
- Improved Decision Making
- Reducing uncertainty and minimising risk for developers – Pre-application advice
- Councillor Training on Planning Issues

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