

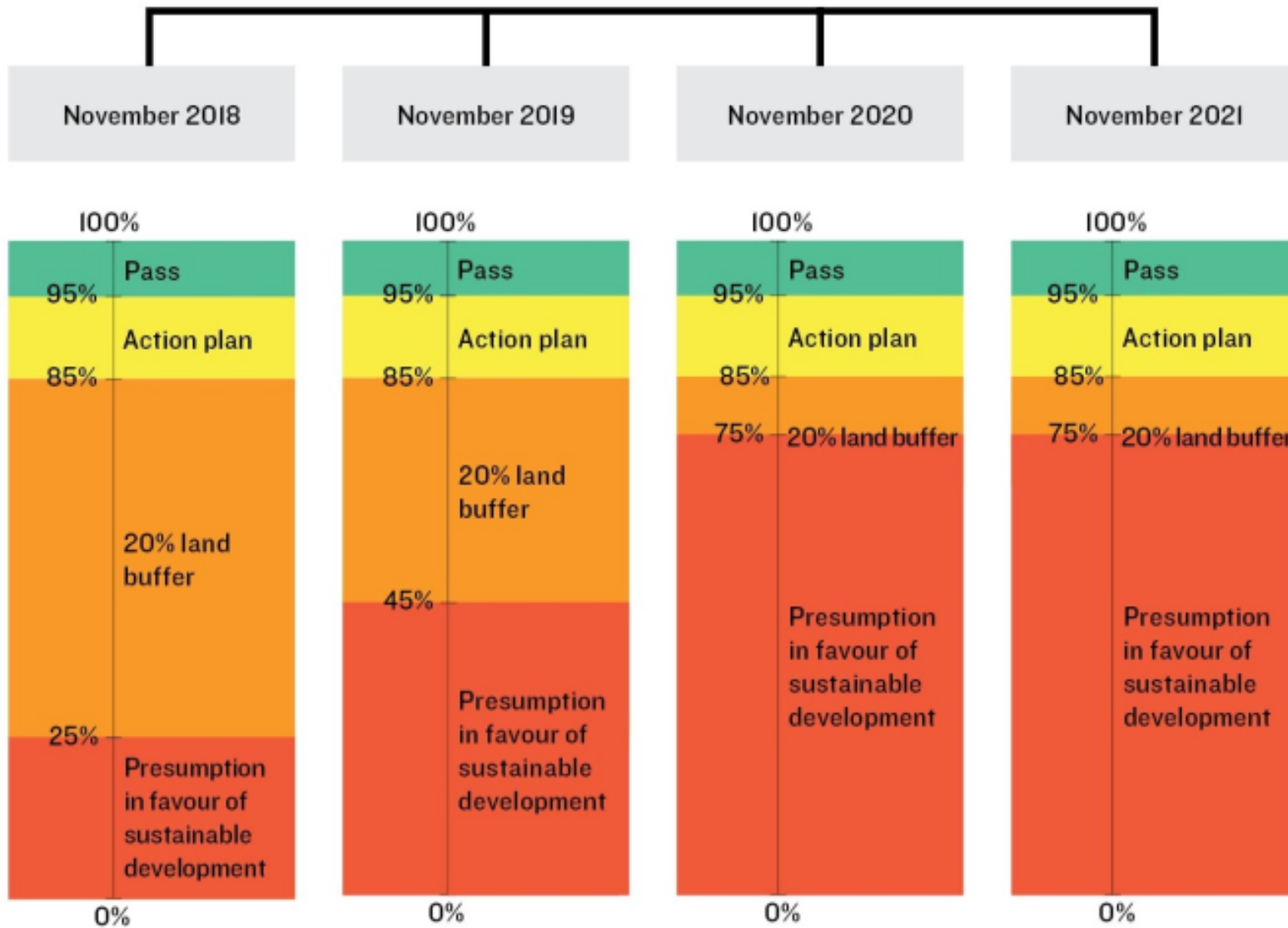
# Housing Delivery Test Action Plan 2022



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
<b>2022</b>	<b>1,554</b>	<b>1,073</b>	<b>69%</b>	<b>Presumption</b>
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
Mole Valley	1159	810	70%	Presumption + 20% Buffer + Action Plan
Reigate and Banstead	1438	1811	126%	None
Runnymede	1321	1438	109%	None
<b>Spelthorne</b>	<b>1554</b>	<b>1073</b>	<b>69%</b>	<b>Presumption + 20% buffer + Action Plan</b>
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

# 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