

2020 5 Year Housing Land Supply (2020- 2025)

January 2021 ADDENDUM

Why is an addendum required?

Since the Authority's Monitoring Report on the 5 Year Housing Land Supply was published in August 2020, the Ministry for Housing Communities and Local Government (MHCLG) has published the Housing Delivery Test (HDT) results.

On 19 January 2021, the Government published the HDT results for Local Planning Authorities (LPAs) across England.

What has changed?

Table.1 2020 Results of Housing Delivery Test

Year	Authority	Score	Publication	Consequences
2020	Herefordshire	106%	January 2021	None

The annual information published by MHCLG shows that Herefordshire has surpassed the Housing Delivery Test target set by Government by scoring 106%¹ as at 19 January 2021. The 2020 result is a sound achievement for this year and shows that the Council has delivered above its housing target over the past three years - 2017/18, 2018/19 and 2019/20.

The HDT operates alongside existing 'five-year housing land supply' requirements set out in the National Planning Policy Framework and Planning Practice Guidance. As stated in the PPG², 'To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer'.

Buffers are not cumulative, meaning that an authority should add one of the following³, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;
- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

As the Council must apply one of these buffers to reflect local circumstances; the appropriate buffer to be applied is the **5% buffer** as 85% of the requirement has been surpassed and they are not seeking to confirm a 5 year housing land supply. The latest HDT result means the council does not need to apply the 20% buffer as it has consistently done in the past.

Based on this approach, the 3.69 years housing land supply plus 20% buffer can assimilate to **4.22 years housing land supply plus 5% buffer** worth of deliverable housing supply against its local housing need. This is set out in Figure 11 below.

¹ 2020 results [Housing Delivery Test: 2020 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/housing-delivery-test-2020-measurement)

² [Planning Practice Guidance, Housing supply and delivery Guidance](#)

³ *ibid*

Figure 11. 5 Year Housing Land Supply calculation based on MHCLG Housing Delivery Test result for 2020 using a **5% buffer** (revised figures in red identified in rows F, G H and J in table below)

	Source	Homes	Notes
A	Core Strategy	16500	
	2011 – 2031		
B	Core Strategy requirement	6400	Using Trajectories: 600 dpa 2011-2016 (5yrs.) 850 dpa 2016-20120 (4 yrs.)
	1/4/2011 – 1/4/2020		
C	Homes Completed (net)	4725	Net reduction includes demolitions and conversions
	1/4/2011 – 31/3/2020 (past nine years)		
D	Requirement for next five years	4450	Using Trajectories 20/21 –21/22 850 pa (1 yrs.) 21/22 – 24/25 900 pa (4 yrs.)
E	Plus Residual Shortfall	1675	(over next five years as per NPPG)
F	Plus 5% buffer	306	As per latest HDT result for 2020
G	Total Requirement	6431	
H	<i>Annualised requirement</i>	1286	
I	Total Deliverable dwellings	5430	
J	Housing Supply	4.22 years	I / H