

Hastings Borough Council

Housing Delivery Test Action Plan

August 2021

Version Control

Version	Author(s)	Comment	Date
V1	Richard Peters	Report structure & chapters 1 & 2 only for review	16/06/21
V2	Richard Peters	1 st full draft	28/07/21
V3	Richard Peters	Final draft following comments	09/08/21
V4	HBC	Sign off and publication	27/09/21

1. Actions Identified

- 4.1 The Council is already following Government guidance on housing delivery in undertaking a range of activities recommended in the NPPF, as indicated in section 2 above. This section summarises the key actions and initiatives identified through the housing delivery analysis that will contribute to taking forward housing delivery over the next five years. Several key issues and themes have emerged and these form the framework within which future actions will be progressed. These are as follows:
- Prepare and adopt new Local Plan 2019-39
 - Corporate ownership and prioritisation of housing delivery
 - Improved planning application processes and planning decision making
 - Supporting the market to deliver on brownfield land
 - Effective placemaking, marketing and promotion
 - Working with stakeholders, e.g., MHCLG, Homes England to secure infrastructure funding
 - Effective monitoring arrangements
- 4.2 The action plan is set out in the table below. It is organised by the key themes identified in the analysis and for each action provides an indication of the priority in relation to housing delivery (High, Medium or Low), together with a timescale over the immediate (underway), short (0-18 months), and long term (18-60 months). Some actions will require more staff time than others. The Resource Input column provides an indication of the likely level of resources needed to progress the action.
- 4.3 To summarise, in the short term the Council is giving priority to updating the Local Plan and currently is revising the draft Local Plan following the Regulation 18 consultation in early 2021. Decision making arrangements are being strengthened with a cross cutting team approach to increase the supply of affordable housing and to support housing delivery on Council and privately owned land over the next five years. Planning processes are generally sound but it is important to ensure that councillors, especially those on Planning Committee are briefed on the implications of the Housing Delivery Test and the detail of the action plan. The Council has successfully bid for a Towns Fund allocation that will help deliver additional homes on town centre opportunity sites and for Homes England infrastructure funding to support housing development on brownfield land, both of which are being progressed. Engagement with key stakeholders, including funding agencies, at the local and regional level remains a priority within the action plan, to ensure that funding opportunities and opportunities for bringing forward housing schemes are not overlooked. Effective monitoring of the action plan is key to achieving successful outcomes and the plan includes putting in place robust monitoring arrangements.

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Key Issue/Theme	Actions	Success measure	Timescale Immediate: underway Short: 0-18 mths Long: 18-60 mths	Priority	Status	Resource Input	Lead Dept [Key at end]
Prepare and adopt new Local Plan 2019-39	1. Evidence base – SHELAA and Whole Plan Viability study - complete 2020/21	Local Plan drafted based on latest evidence	Immediate	High	Complete	N/A	PP
	2. Draft local plan published for consultation (Regulation 18)	Consultation complete – March 2021	Immediate	High	Complete	N/A	PP
	3. Revised draft local plan formally published for representations (Regulation 19)	Local plan and representations submitted to Planning Inspectorate	Short	High	Underway	High	PP
	4. Examination in public and inspector's report	Local Plan approved	Short	High	Not started	High	PP
	5. Local Plan recommended for Council adoption	Local Plan 2019-2039 adopted – Q4 2023	Long	High	Not started	High	PP
Corporate ownership and prioritisation of housing delivery	6. Adopt housing delivery as a key crosscutting theme in the Corporate Plan	Improved decision making across the Council to support housing delivery	Immediate	High	Underway	Low	PPar
	7. Progress development of the 500 homes programme to increase supply of affordable homes	Increase in housing delivery and the proportion of affordable homes built	Immediate	High	Underway	High	HD & HO
	8. Conclude a cost benefit analysis of supporting housing development on HBC and private land through the Council's own housing company or a joint venture approach	Approach agreed leading to increase in housing delivery and the proportion of affordable homes built	Immediate	High	Underway	Medium	HD
Improved planning application processes and	9. Work with public authorities and utilities to reduce statutory consultation response times by discussing the impact on housing delivery	Significant reduction in time taken to issue planning approval on large housing sites	Short	Medium	Not started	Medium	DM

Key Issue/Theme	Actions	Success measure	Timescale Immediate: underway Short: 0-18 mths Long: 18-60 mths	Priority	Status	Resource Input	Lead Dept [Key at end]
planning decision making	10. Provide training for Planning Committee and brief all councillors on the housing delivery test action plan and implications of 'presumption'	Improved decision making at Planning Committee based on current planning policies	Immediate	High	Rolling, annual	Medium	PP & DM
	11. Explore ways to reduce invalid planning applications	Number of valid planning applications increased with less administrative input	Short	Medium	Not started	Medium	DM
	12. Explore introduction of a 'cooling off' policy when Planning Committee is unable to support officer recommendations	'Cooling off' policy implemented	Short	Low	Not started	Low	PP
Supporting the market to deliver on brownfield land	13. Continue to work with developers of large sites using the current Developer Forum approach to facilitate pre-application discussion between planning applicants, key stakeholders, ward councillors and the local community	Number of large schemes brought forward more swiftly to planning approval contributing to the five year housing land supply	Immediate	High	Rolling/continuous	Medium	DM
	14. Scope methods to encourage the development of key sites, including consideration of the possible role that Local Development Orders might play, where resources permit	Issues scoped and action progressed to identify and bring forward potentially viable options	Long	Medium	Not started	High	PP/DM
	15. Maintain and update the Brownfield Land Register annually	Brownfield Land Register up to date and available on HBC website	Immediate	Medium	Underway	Medium	PP
Effective placemaking,	16. Promote Hastings to regional and national housebuilders through publicising the approved Town Deal investment plan	Demand from regional and national housebuilders stimulated with more interest in investing in Hastings	Short	Medium	Not started	Medium	RM

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marketing and promotion	17. Continue to attend Developers East Sussex Forum	Successful engagement with developers and better understanding of constraints to housing delivery	Immediate	Medium	Underway	Low	HD
Working with stakeholders, e.g., MHCLG, Homes England to secure infrastructure funding	18. Secure match funding for the delivery of 12-15 new homes over the next 6 years from the approved Town Deal Investment plan and investigate other opportunities for town centre development.	Bids developed for approval by Town Deal Board during the next 12 months	Short	High	Not started	Medium	HD
	19. Work with East Sussex County Council (ESCC) to bring forward land in their ownership allocated for residential use to meet local housing need	Disposal of ESCC housing sites contribute to delivery of 5 year housing land supply and affordable homes	Long	Medium	Ongoing	Low	HD/DM
Effective monitoring arrangements	20. Regularly monitor the Housing Delivery Test (HDT) action plan throughout the year and review the action plan annually following release of the HDT results	Progress on HDT action plan updated annually	Short	High	Not started	Medium	PPar
	21. Ensure the annual Local Plan Monitoring Report (LPMR) data informs progress on the HDT action plan	Annual review of progress on HDT action plan informed by latest LPMR data	Short	High	Underway	High	PP
Lead Dept Key	Planning Policy PP Development Management DM Housing Options HO Housing Development HD Regeneration & Marketing RM Policy and Partnerships PPar						

2. Monitoring & Reporting

- 5.1 An officer working group with representation from planning, housing, regeneration and support services has overseen the preparation of this HDT action plan. Given the strategic importance of housing delivery the Council's Managing Director has also had an input to the working group and development of the action plan. Progress on implementing the action plan will be monitored by the housing delivery working group and will be reviewed annually following the release of the latest Housing Delivery Test results.
- 5.2 The current HDT action plan has received the approval of the Council's Corporate Management Group and has the endorsement of Lead Councillors with responsibility for housing and regeneration.
- 5.3 Any suggestions on ways of improving housing delivery and housebuilding in the Borough are welcomed. These can be directed to the Planning Policy team via the following contact details:

email: fplanning@hastings.gov.uk

post: Planning Policy Team, Hastings Borough Council, Muriel Matters House,
Breeds Place, Hastings, TN34 3UY