

Inspectors' Note

25 January 2021

New Southwark Plan - Housing Delivery Test Results 2020

As you will be aware MHCLG published on 19 January 2021 the Housing Delivery Test results for 2020. These indicate for Southwark that when measuring a five-year supply of deliverable housing land, a 20% buffer should be provided for in accordance with paragraph 73 of the 2019 National Planning Policy Framework (NPPF). The Council's Proposed Changes (August 2020) included a new Annex 2 setting out a housing trajectory for the New Southwark Plan which cross-refers to the Council's assessment of 'Five and Fifteen Year Housing Land Supply: 2018-2033' [Document SP105]. This assessment already applies a 20% buffer to conclude on this basis that there would be in excess of a five-year deliverable supply for the period 2018/19 - 2022/23 in Southwark.

As set out in our Matters, Issues and Questions [Document EIP88] at Matter 6 we raise a number of questions to help inform whether we can conclude that on plan adoption there would be a supply of specific deliverable site sufficient to provide a minimum of five years' worth of housing against the Plan's housing requirement. Having in mind our Question 6.4, we will be discussing at the examination hearings the appropriate NPPF Paragraph 73 buffer to be applied in Southwark having regard to, amongst other things, the latest Housing Delivery Test results. In assessing a five-year deliverable land supply as part of the plan examination against NPPF paragraph 73, it is our view that we should be looking at a 5 year period as close as possible to the likely plan adoption, in this case the period 1 April 2020 to 31 March 2025.

If there are any matters arising from the latest HDT results which the Council wishes to raise with us in advance of the Plan hearings, please direct them through Jacqueline Christie, Programme Officer.

David Spencer & Phil Mileham

Inspectors.