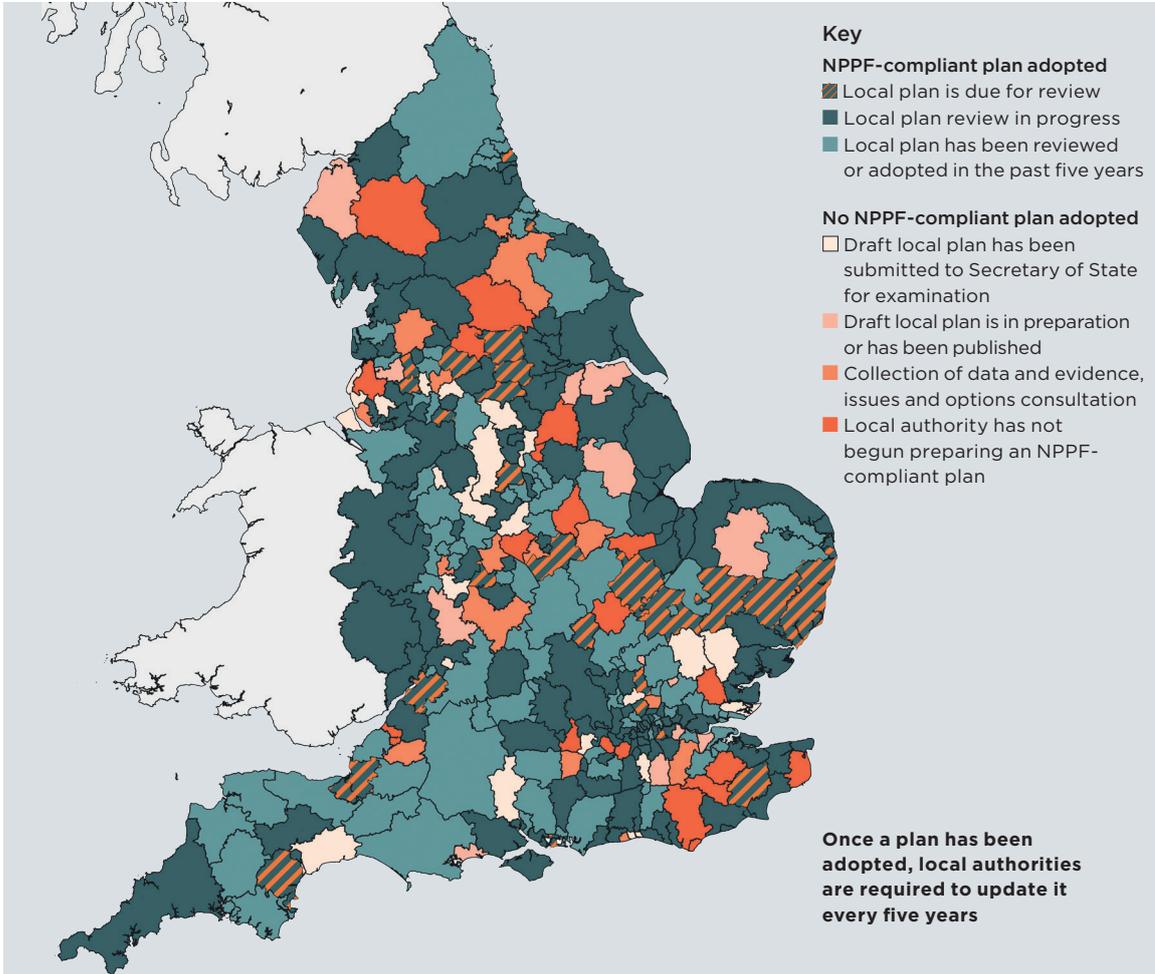




Planning data update



- Key**
- NPPF-compliant plan adopted**
- Local plan is due for review
 - Local plan review in progress
 - Local plan has been reviewed or adopted in the past five years
- No NPPF-compliant plan adopted**
- Draft local plan has been submitted to Secretary of State for examination
 - Draft local plan is in preparation or has been published
 - Collection of data and evidence, issues and options consultation
 - Local authority has not begun preparing an NPPF-compliant plan

Once a plan has been adopted, local authorities are required to update it every five years

Key findings:
Local plan status

10 years

how long the National Planning Policy Framework has now been in place in England.

78%

share of local authorities that have now adopted an NPPF-compliant plan.

69

number of local authorities that have still not adopted an NPPF-compliant plan.

51%

share of authorities with compliant plans that are currently updating them.

Source: Savills Research

Stalled plans

Despite the increased number of local authorities adopting an NPPF-compliant plan, there are worrying signs that the system is stalling. 12 local authorities (two-thirds in the South East or East of England) formally put their review process on pause in the last year. A further two new mayoral

authorities, Greater Manchester and the West of England, appear to have done so unofficially.

Uncertainty around policy reforms, concern about green belt release and a lack of resources were the most commonly cited reasons. But only two of the 12 authorities have an up-to-date plan; four have

plans from before 2000. The result is likely to be lower housing delivery and local authorities losing control of the planning process, an especially unfortunate outcome when some of these authorities - such as St Albans and Welwyn Hatfield - are among the most unaffordable in England.

Source: Savills Research

Local plan status

78% of local authorities possess a NPPF-compliant plan

In the year to March 2022, 13 English local authorities adopted a new or revised local plan. That takes the number of local authorities with an NPPF-compliant plan to 240, or 78% of all authorities in England. Nevertheless, that still leaves 69 local authorities without an

NPPF-compliant plan a full ten years since the framework's introduction.

Once a plan has been adopted, local authorities are required to update it every five years. Of those local authorities with an NPPF-compliant plan, just over half (122)

are currently undertaking a review to update their planning policies. Only 13% of authorities with a compliant plan are due for a review but are yet to begin the formal review process, suggesting that in many local authorities, timely planning policy is habit-forming.



Five-year land supply

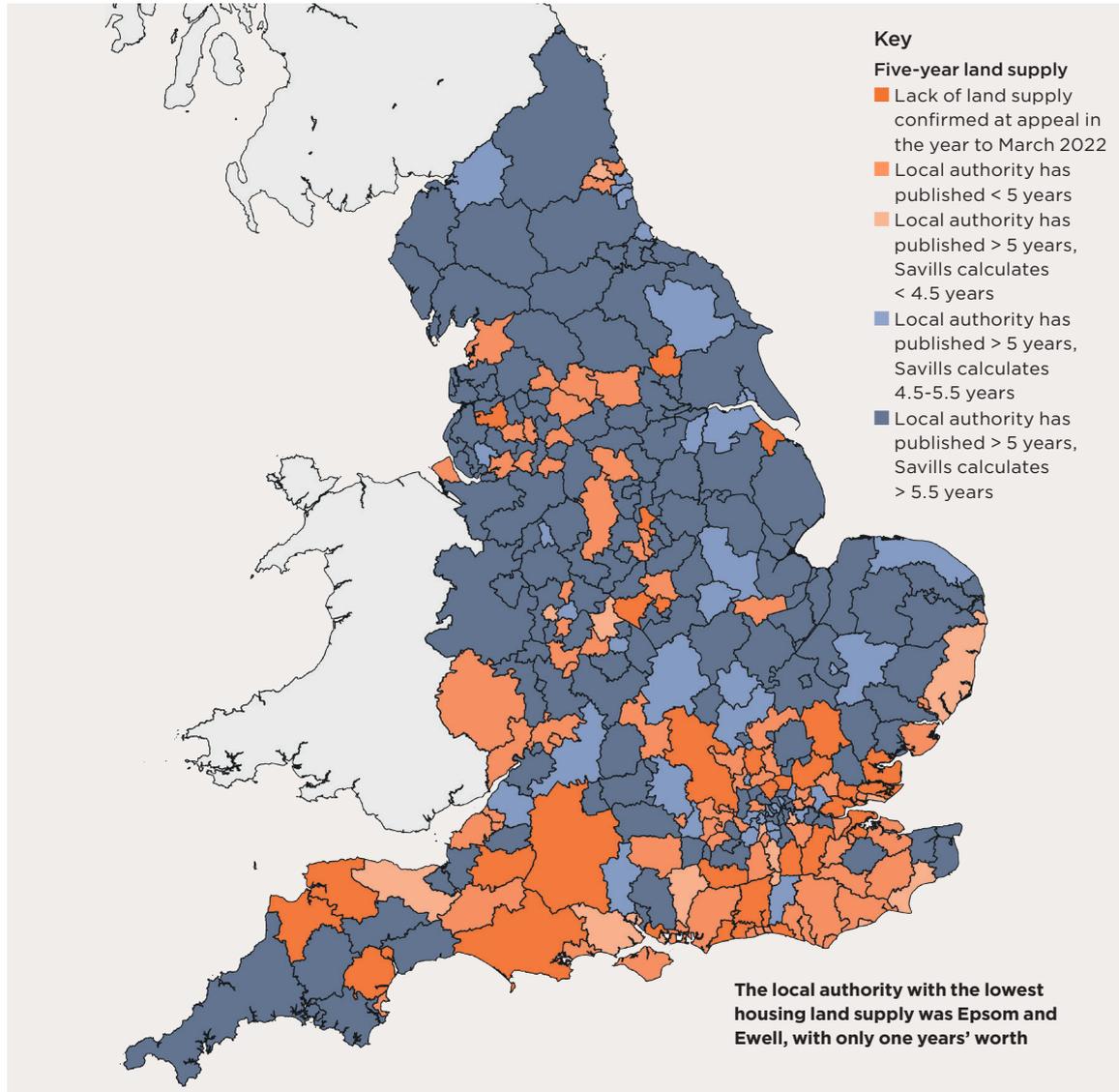
One in three local authorities lack a proven five-year land supply

Supply of land for new housing remains a key issue for many local authorities in England, particularly in areas with significant land constraints. At present, local authorities are required to allocate the equivalent of five years' worth of supply. In the year to March 2022,

a third (101) of local authorities were found to lack a five-year land supply either through published figures or by appeal, predominately in the south of England and around major cities.

Without a demonstrable supply, authorities risk having planning

decisions made for them at appeal. In order to encourage plan adoption, the Government recently mooted removing the requirement to prove supply if a local authority has adopted a local plan within the last five years.



Source: Savills Research

Key findings: Local supply

6.7

years, the average land supply position across English local authorities in the year to March 2020, 0.6 years higher than last year.

101

local authorities without a proven five-year land supply.

39

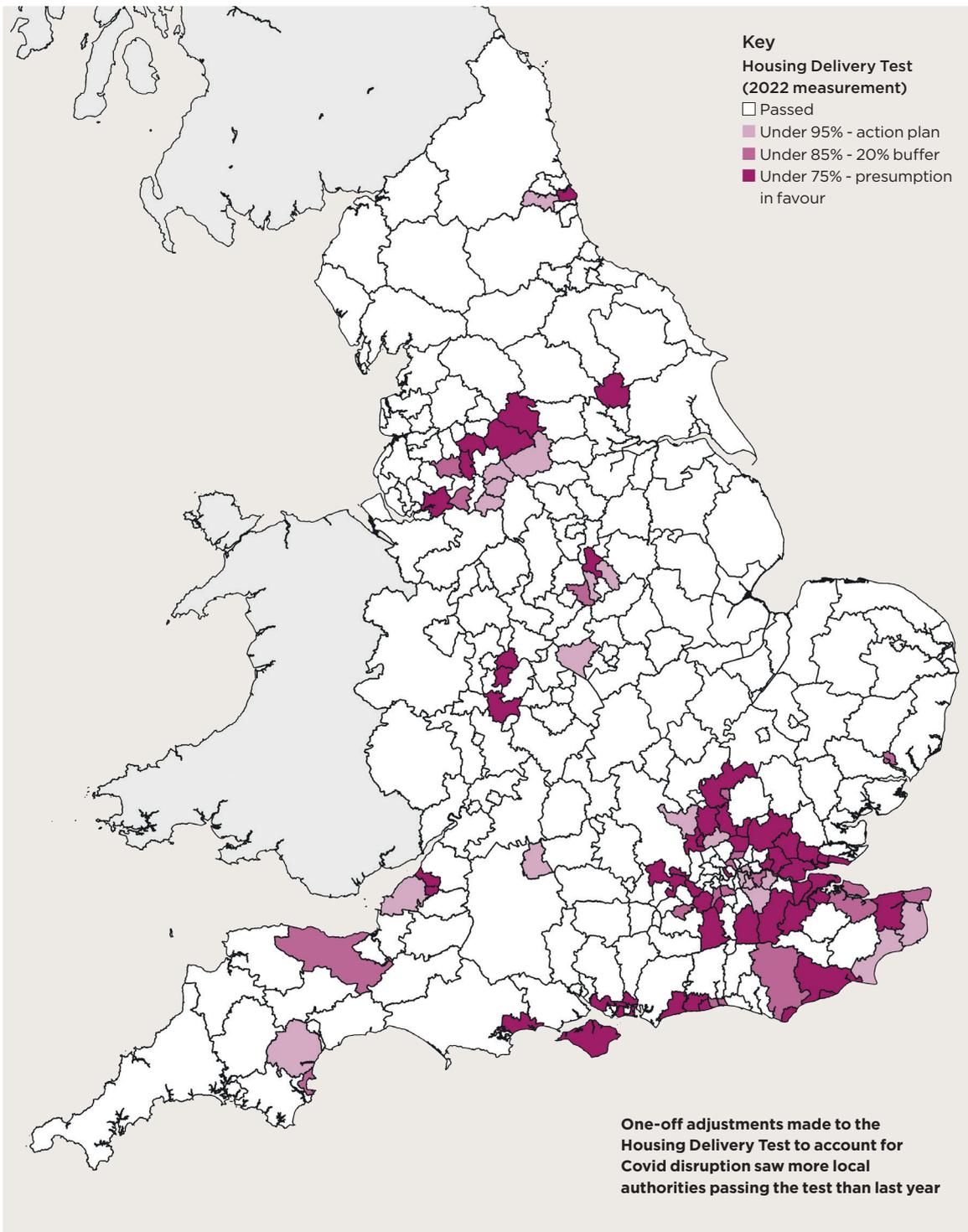
number of local authorities who were found unable to prove a five-year land supply at appeal.

25%

of local authorities without a five-year land supply also lack an NPPF-compliant local plan.

Source: Savills Research





Source: Savills Research

Key findings:
 Housing Delivery Test

Over 70%

local authorities met their housing targets.

50

local authorities facing presumption in favour of development.

2/3

share of local authorities facing the harshest sanction in the South East or East of England.

78%

of local authorities meeting their housing targets have adopted an NPPF-compliant local plan.

2/3

of local authorities failing the test are unable to demonstrate sufficient land supply according to Savills calculations.

Source: Savills Research

Housing Delivery Test

Lower targets sees over 70% of local authorities pass test

72% of local authorities passed the 2021 Housing Delivery Test. This is better than last year, with many councils receiving a boost from adjustments to the test to account for the effects of the pandemic.

50 local authorities failed to meet 75% of their housing need, and so will face a presumption in favour of development for the next 12 months.

Of the authorities facing presumption in favour, two thirds

are in the South East and East of England, especially within the Home Counties and the south coast. Only five local authorities across the north of England suffered the same penalty.



Contacts

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From site identification through to planning and product delivery, Savills offers a bespoke service across the UK

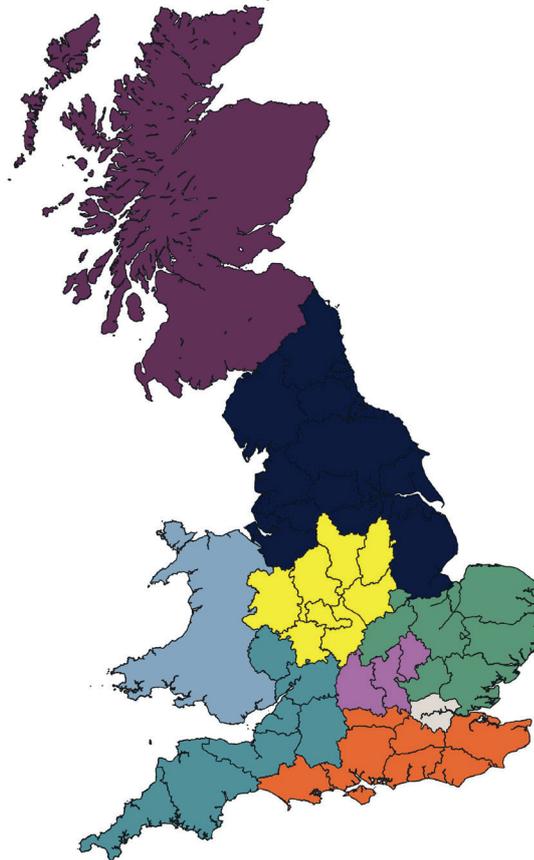
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