

Housing Need Update – Full Objectively Assessed Need (FOAN)

- 1.1 The National Planning Policy Framework (NPPF) requires that local planning authorities identify the objectively assessed need (the OAN) for housing in their areas and that local plans translate those needs into land provision targets. The report '*Assessing King's Lynn and West Norfolk's Housing Requirement*' (Neil McDonald, October 2016) is attached as an Appendix. Whilst this report is an update to previous FOAN studies provided by the independent consultant it is a stand-alone document which will support the Local Plan review process and the council's five year housing land supply position. The previous FOAN provided by the same consultant was used at the 'Heacham' appeal which demonstrated the need to have been between 690 – 710 p.a. at that time.
- 1.2 The Council commissioned an independent consultant to comprehensively explore the full, objectively assessed needs for housing (market and affordable) (FOAN) for King's Lynn and West Norfolk informed by the latest available evidence. This comprises; the DCLG's 2014-based household projections (DCLG 2014) which were released in July 2016. These were based on the ONS's 2014-based Sub-national Population Projections (2014 SNPP) which were published in May 2016. However, more recent evidence on how the population has changed since 2014 is available from the 2015 Mid-Year Estimates (2015 MYE) which were issued in June 2016 and the international migration statistics for the year to March 2015 which were released in August 2015. .
- 1.3 Within in the report there is also an analysis of second homes and vacancy rates, together with the impact of un-attributable population change (UPC) and adjustment to figures based upon further publication of statistics. UPC is a discrepancy in population statistics that arose between the 2001 and 2011 Censuses. In this inter-censal period the ONS makes estimates of the components of population change, which are published as Mid-Year Population Estimates (MYEs). Births and deaths are counted accurately, because the UK has an efficient registration system. But migration (UK and international) cannot be measured directly and is estimated from indirect and incomplete data such as GP registrations. The report also contains analysis of the homes needed to support economic growth based upon the latest East of England Forecasting Model (EEFM) which was published in August 2016.
- 1.4 The report concludes that the Full Objectively Assessed Housing Needs (FOAN) of King's Lynn and West Norfolk Borough is 13,400 homes over the period 2016-36, an average of 670 homes a year. It contains an excellent short summary of the process and findings.
- 1.5 The Core Strategy (2011) sets an overall target figure of a minimum of 16,500 new dwellings to be completed across the Borough over the period 2001 – 2026 and the Site Allocations and Development Management Plan (2016) makes allocations to assist in meeting this target. The Council had been working to an annual dwelling target of 660. This represents 16,500 divided by the numbers of years of the plan period, 25. To meet the FOAN a slightly higher target than the current 660 p.a. will be need to be adopted as part of the Local Plan review, which covers the time period from 2016 to 2036.