

REPORT TO CABINET

Open		Would any decisions proposed :		
Any especially affected Wards	Operational	Be entirely within Cabinet's powers to decide	YES	
		Need to be recommendations to Council	NO	
		Is it a Key Decision	NO	
Lead Member: Richard Blunt E-mail: cllr.richard.blunt@west-norfolk.gov.uk		Other Cabinet Members consulted:		
		Other Members consulted:		
Lead Officer: Alan Gomm E-mail: alan.gomm@west-norfolk.gov.uk Direct Dial: 01553 616237		Other Officers consulted:		
Financial Implications NO	Policy/Personnel Implications NO	Statutory Implications NO	Equal Impact Assessment NO	Risk Management Implications NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)				

Date of meeting: 11 April 2017

ASSESSING KING'S LYNN AND WEST NORFOLK'S HOUSING REQUIREMENT

Summary

A comprehensive assessment of the Borough's full, objectively assessed needs for housing (market and affordable) (FOAN) has been prepared to inform the Local Plan review (2016 -2036) process and five year housing land supply calculations. The study 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.

The previous FOAN was in the range of 680 - 710 new homes per annum, (the adopted plan to 2026 currently provides for 660 per annum).

Recommendation

Cabinet is recommended to endorse the '*Assessing King's Lynn and West Norfolk's Housing Requirement*' October 2016 Report.

Reason for Decision

To assist the plan-making process.

1. Background

- 1.1 The National Planning Policy Framework 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.
- 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. 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.
- 1.3 The report '*Assessing King's Lynn and West Norfolk's Housing Requirement*' (Neil McDonald, October 2016) is attached as Appendix A. Within it 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.

2. Policy Implications

2.1 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 new 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. may be need to be adopted as part of the Local Plan review, which covers the time period from 2016 to 2036.

2.2 In assessing progress towards the plan's housing target the Borough Council undertakes monitoring, including the annual preparation of an Authority Monitoring Report (AMR) and a housing trajectory. A Housing and Economic Land Availability Assessment (HELAA) 2014 has also been prepared and published. As part of the Local Plan review process the HELAA will also be superseded by a newer version. The methodology of which has been consulted upon and agreed by all the Local Plan Authorities in Norfolk. Work towards this is underway with the 'call for site consultation' concluding late 2016 and analysis of those sites put forward already started.

3. Financial Implications

None

4. Personnel Implications

None

5. Statutory Considerations

None

6. Equality Impact Assessment (EIA)

None

7. Risk Management Implications

None

8. Declarations of Interest / Dispensations Granted

None

9. Background Papers

None

Pre-Screening Equality Impact Assessment

Borough Council of
**King's Lynn &
West Norfolk**



Name of policy/service/function					
Is this a new or existing policy/ service/function?		New / Existing (delete as appropriate)			
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service rigidly constrained by statutory obligations					
Question	Answer				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			√	
	Disability			√	
	Gender			√	
	Gender Re-assignment			√	
	Marriage/civil partnership			√	
	Pregnancy & maternity			√	
	Race			√	
	Religion or belief			√	
	Sexual orientation			√	
	Other (eg low income)			√	
Question	Answer	Comments			
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	No				
3. Could this policy/service be perceived as impacting on communities differently?	No				
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	No				
<p>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</p>	No	Actions:			
		Actions agreed by EWG member:			
Assessment completed by: Peter Jermany					
Job title: Principal Planner		Date 17/03/2017			