

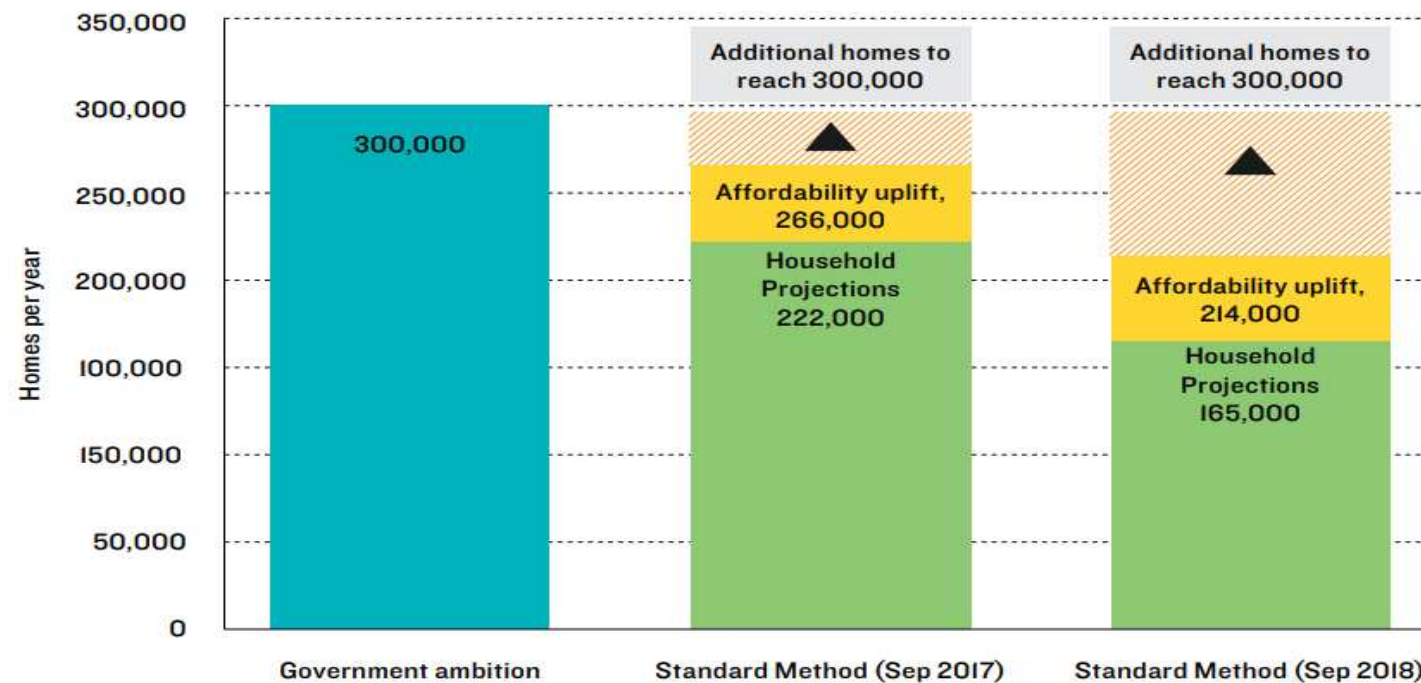
Local Plan review: Housing Numbers

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Government ambition to meet housing crisis

Figure I: Homes per year generated by standard method – September 2017 and September 2018



Source: Lichfields analysis



Local Housing Need (LHN)

- NPPF & PPG (2019) introduced a standard method for calculating LHN
- There are Two inputs:
 1. ONS Household Projections
 2. ONS Affordability Ratio
- LHN should be used for Local Plan, 5 year housing land supply, and the Housing Delivery Test



Tests

- Local Plan must as a minimum meet the need
- Plan must be Positively Prepared
- *'boost significantly housing supply'*
- 5 year housing land supply
- Housing Delivery Test

Failure in either = potentially the same result:
The engagement of *'the presumption in favour of sustainable development'*



Our Current LHN

Following through the latest LHN method results in a LHN figure of **539** new homes required each year for King's Lynn and West Norfolk. This uses the 2014 Household Projections and the 2019 ratio of house price to work place based earnings lower median (published by ONS in April 2020)

The LHN of 539 new dwellings spread over the 20-year plan period results in a need of **10,780** dwellings which need to be planned for



Local Plan review (2016-2036) – Updated Housing Numbers Calculation - June 2020 -Based upon the 2019/20 Housing Trajectory

The Paper provides the full calculation. Summary:

Line	Item	Value	Notes
12	<u>Summary</u> <ul style="list-style-type: none"> • Need (539 x 20) = 10,780 • Completions & Commitments (12,185) - Knights Hill (600) & Boal Quay etc (450) = 11,135 • + LPr Allocations (111) = 11,246 • + Windfall (4,043) • Total projected Supply = 15,289 • 10,780 – 15,289 = 4,509 		<p>Supply = 11,135 ('Planned' provision)</p> <p>Need = 10,780</p> <p>Surplus on 'planned' provision = +355</p> <p>-----</p> <p>Projected windfall = 4,043 (‘Unplanned’ potential)</p> <p>(Surplus) / ‘Flexibility’ (including windfall) = 4,509</p>



Conclusions

- Calculation clearly demonstrates BC LPr is would meet the LHN
- The 'flexibility' acknowledged as a relatively large. However, this would be NPPF consistent in 'significantly boosting supply'
- There is no 'buffer' written into the Need / Supply or LHN calculation. BC would be 'tested' against LHN
- By acknowledging we have a measure of 'flexibility' to ensure that we can meet our 'planned' need we show we have a degree of 'contingency'. This approach advocated by the SADMP Inspector. He saw it as very important that the Borough Council was not reliant on an overly precise calculation
- This results in flexibility in the event that planned allocations don't come forward as currently anticipated
- The planning system is very permissive in regard to windfall, historically this has made a significant contribution to completions in the borough and we are simply acknowledging that fact



Conclusions Cont...

- The result is potentially no need to make any further housing allocations but cement the ones we have already made in the currently adopted Local Plan and want to take forward
- However, it may be that some of the draft allocations proposed draft Local plan review for a variety of reason we still may want to take forward. This should form part of the discussion when we go on to consider settlement and individual sites
- The majority of Growth is still taking place in the strategic growth corridor (main rail line/ A10)
- It would support localism through communities Neighbourhood Plans
- Indicatively the 2019/20 Housing Trajectory shows we can maintain a supply of housing above the minimum 5 years' worth required
- Indicatively with completion of 591 new dwellings the 2019 Housing Delivery Test Result would be in the approx. 92% meaning that the Action Plan would once more require updating



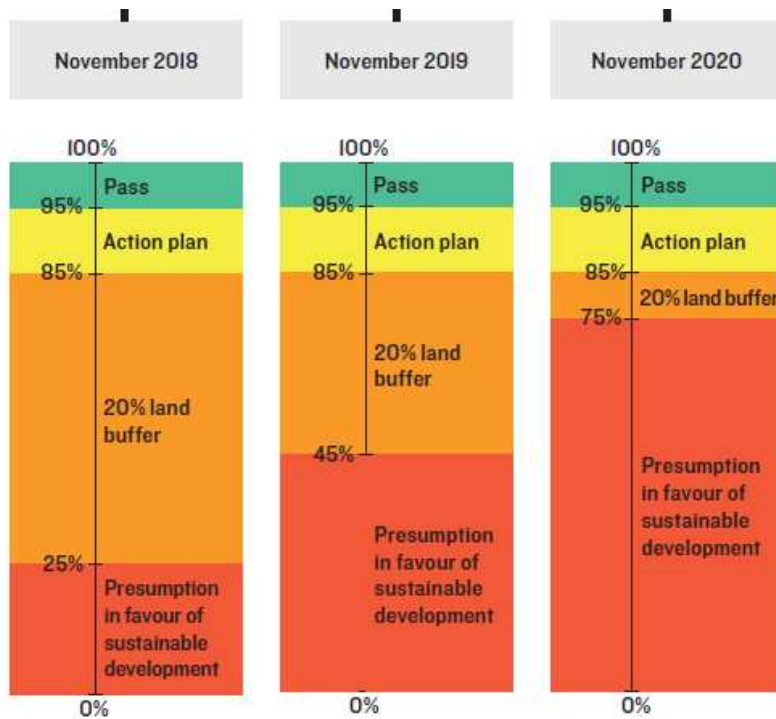
5 Year Land Supply

Currently Indicatively we can still demonstrate a supply in the region of 6.5 & 7 years' worth of supply

Deliverability – definition change. Makes it harder?



Housing Delivery Test (HDT)



- Relatively new test & Rule Book
- Hard hitting with high thresholds
- Not totally in our control
- Housing takes time
- Where are we?



BC HDT results & implications

- 2018 = 91% = Action Plan
- 2019 = 83% = Review / Update Action Plan + 20% buffer add to 5 year housing land supply calculation
- 2020 = Indicatively 92% = Action Plan update/review



Overall Conclusions

- Government serious about housing supply & delivery
- Local Plan review seek to meet the LHN with flexibility
- HDT results = Action Plan required + 20% Buffer
- 5YrHLS = between 6.5 & 7 years' worth
- Need to Significantly Boost housing supply & delivery or else the presumption is engaged
- Need to pass the HDT, 5 YrHLS, & have an up to date Local Plan.

