

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 NO

Date of meeting: 1 March 2016

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 process and housing land supply calculations. The study concludes that objectively assessed housing need in the Borough is in the range of 680 - 710 new homes per annum (the current plan provides for 660 p.a.).

Recommendation

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

Reason for Decision

To assist the plan-making process.

1 Background

Assessing King's Lynn and West Norfolk's Housing Requirement

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 based upon the latest Government published population projections; the ONS's 2012 Sub-National Population Projections and the 2012 Household Projections. The five year supply calculation at the time of the Clenchwarton (Fosters) appeal hearing was based upon data that has since been superseded.

1.3 This report (Appendix A) 'Assessing King's Lynn and West Norfolk's Housing Requirement' (Neil McDonald) was published in May 2015. Within it there is also an analysis of second homes and vacancy rates, together with the impact of un-attributable population change (UPC) and the error (under-estimation for this district) in the mid 2013 ONS population estimates. 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.

1.4 The report indicates a range for the Borough's OAN of 680 - 710 new homes per annum depending upon the inclusion of UPC.

2 Policy Implications

2.1 The Core Strategy 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 (SADMP) 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 OAN a slightly higher target than the current 660 p.a. may need to be adopted in the next plan review.

2.2 In assessing progress towards the plan's housing target the Borough Council undertakes monitoring, including the annual preparation of a housing trajectory and has prepared and published a Housing and Economic Land Availability Assessment (HELAA) 2014. The Council also commissioned and published a Strategic Housing Market Assessment (SHMA) update 2014.

3 Financial Implications

None.

4 Personnel Implications

None.

5 Statutory Considerations

None.

6 Equality Impact Assessment (EIA)

N/A

7 Risk Management Implications

None.

8 Declarations of Interest/Dispensations Granted

None.

9 Background Papers

None.