

Huw Edwards
Barton Willmore

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HBF PLANNING CONFERENCE

OBJECTIVE ASSESSMENT

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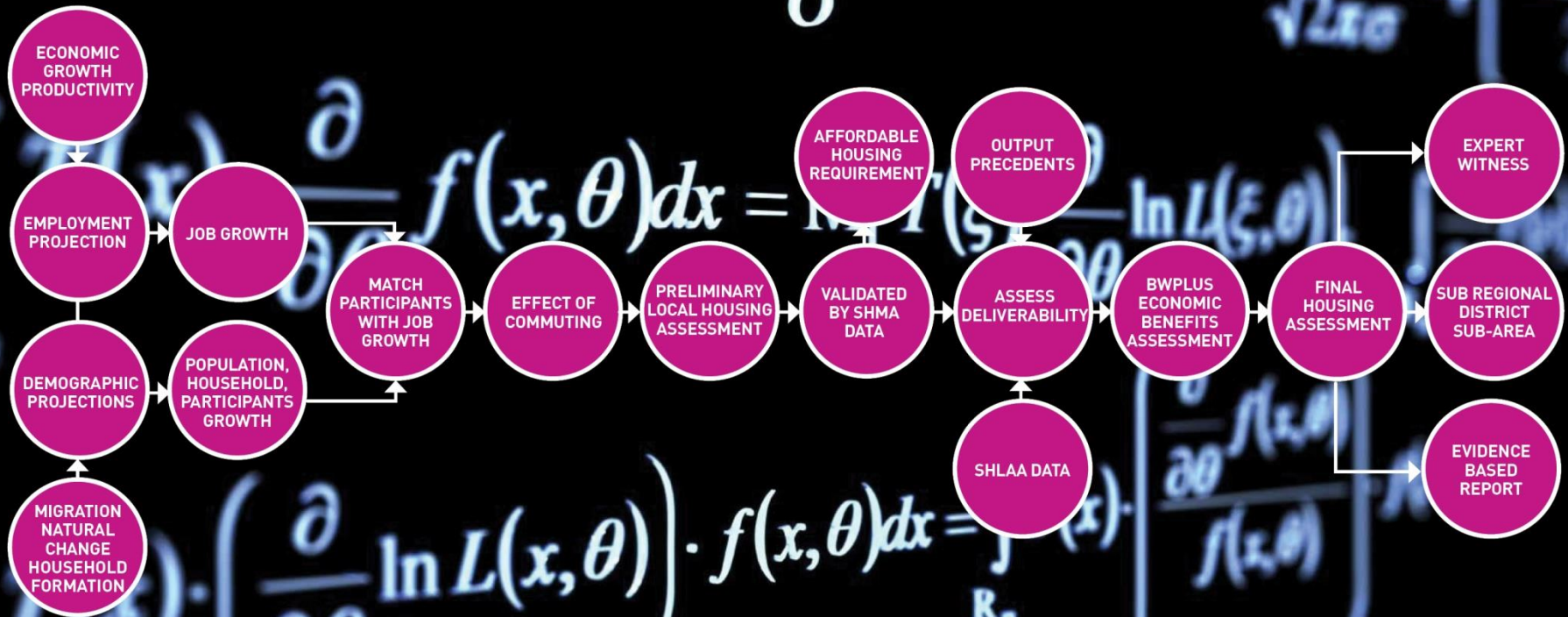
Housing

159. *Local planning authorities should have a clear understanding of housing needs in their area.*

They should:

- *prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:*
 - *meets household and population projections, taking account of migration and demographic change;*
 - *addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and*
 - *caters for housing demand and the scale of housing supply necessary to meet this demand;*
- *prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.*

BUT WHAT IS IT?



NUMBERS, NUMBERS

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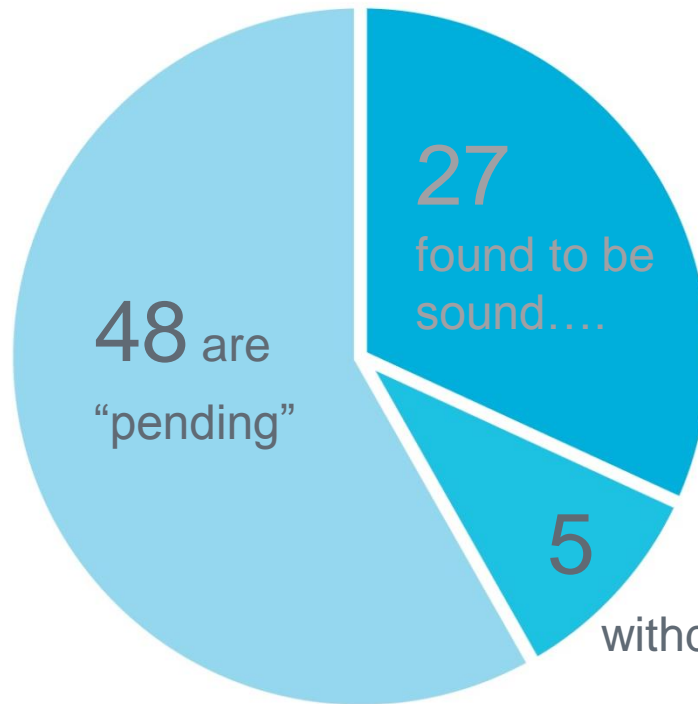


OBJECTIVE ASSESSMENT
SEPTEMBER 2013

MARCH 2012 – NPPF PUBLISHED

In the 18 months since NPPF...

80 PLANS
SUBMITTED



...of which **12**
subject to Review

53%

Below RSS

52%

Below CLG projections



THE EARLY DAYS (FIRST 6 MONTHS)

- RSS's still in place - NPPF in its infancy
- Period of transition
- LPA “benefit of doubt”

“...Plan must be regarded as being unfortunately caught in the transitional period between the long contemplated demise of RSSs....and the emergence of the NPPF as the sole higher tier guidance for the preparation of Local Plans.”

- “*positive plan-led process*”
- Early/Partial reviews



THE MIDDLE MONTHS (SEPT '12 – MAR '13)

- WMS: Planning for Growth – “muscular localism”
- Growth & Infrastructure Bill

We have a simple choice. We can decide to ignore the misery of young families forced to grow up in tiny flats with no outside space. We can pass by on the other side while working men and women in their twenties and thirties have to live with their parents or share bedrooms with friends. We can shrug our shoulders as home ownership reverts to what it was in the 19th century: a privilege, the exclusive preserve of people with large incomes or wealthy parents. Or we can accept that we are going to have to build on previously undeveloped land and resolve that we will make these decisions locally and build beautiful places like we used to.”

Housing the Next Generation, Nick Boles MP, 10 January 2013

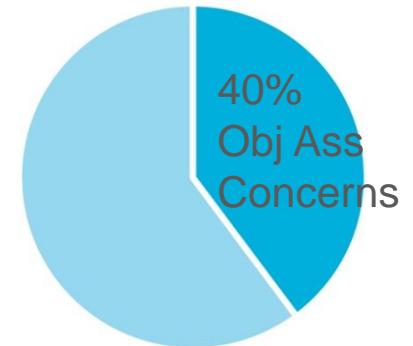
- Approaching demise of RSSs
- Approaching 12-month anniversary of NPPF



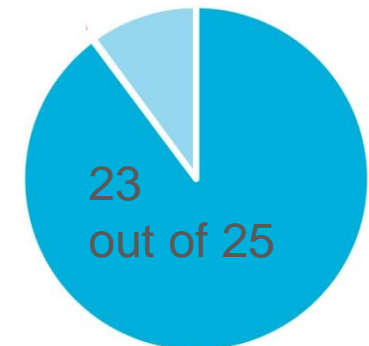
THE MIDDLE MONTHS (SEPT '12 – MAR '13)

- Increasing concerns re: Objective Assessment
- Some strong decisions (suspensions at Rushcliffe, North West Leicestershire, Ribble Valley and South Somerset)
- High Court Challenge – North Somerset

Last 6-months:



6-26-months:



THE LAST 6 MONTHS (APR – SEPT '13)

- Final RSSs now revoked
- 12-month Anniversary passed
- Growth & Infrastructure Act
- Increasing rate:
 - LPs being submitted
 - S78 & High Court recognition of Para 159
- Minsters still on message
- Latest PINS = “sound or not”
- National Planning Practice Guidance

“We must not defend the privileges of the comfortable elite who oppose development in the countryside.”
Nick Boles – 05 September 2013 (Daily Telegraph)

“Green Belt should be protected, but must not become an excuse for local councils not to provide enough homes for the next generation”
Nick Boles – 05 September 2013 (Daily Telegraph)



Spoke too soon?

- Thundersley, Essex (June 2013)
- 0.7yrs HLS vs. GB
- Inspector vs. SoS
- Now heading to Courts

*“Localism, localism,
localism...not necessarily
in that order”*



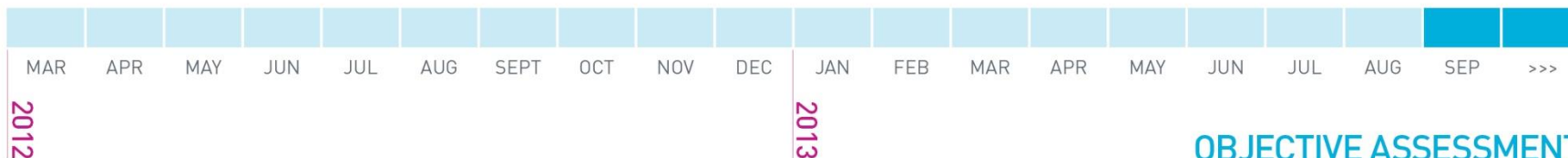
- Hunston Properties High Court Judgement
- 05 September 2013
- RSS vs. Objectively Assessed Need
- Paras 29-31: GB = policy-led



OBJECTIVE ASSESSMENT: GOING FORWARD

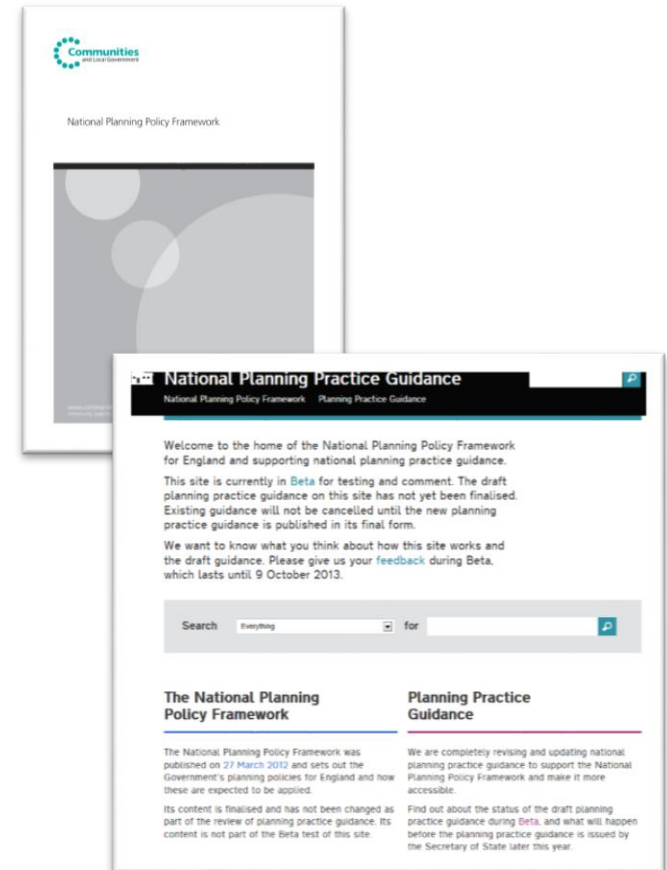
- “How Many Homes”
- Para 159 vs Para 14 point: meeting the need *unless the adverse impacts that would significantly and demonstrably outweigh benefits.*
- ZNM = RIP
- NPPG: step-change?
- Inter-relationship with Economic Assessment

The image shows the cover of a report titled 'How Many Homes?' which is a companion guide to the Local Housing Requirements Assessment Working Group report from March 2013. The cover features logos for the Local Government Association, obo (Oxford Brookes University), and PAS (Planning Assessment Service). The main text on the cover reads: 'Ten key principles for owning your housing number-finding your objectively assessed needs'. Below the text is a photograph of a red LEGO house with a black roof and a chimney. At the bottom of the cover, it says 'Local Housing Requirements Assessment Working Group March 2013'. On the right side of the cover, there is a vertical green bar with the text 'Economic, Housing, Planning and Health'.



Assessing development needs:

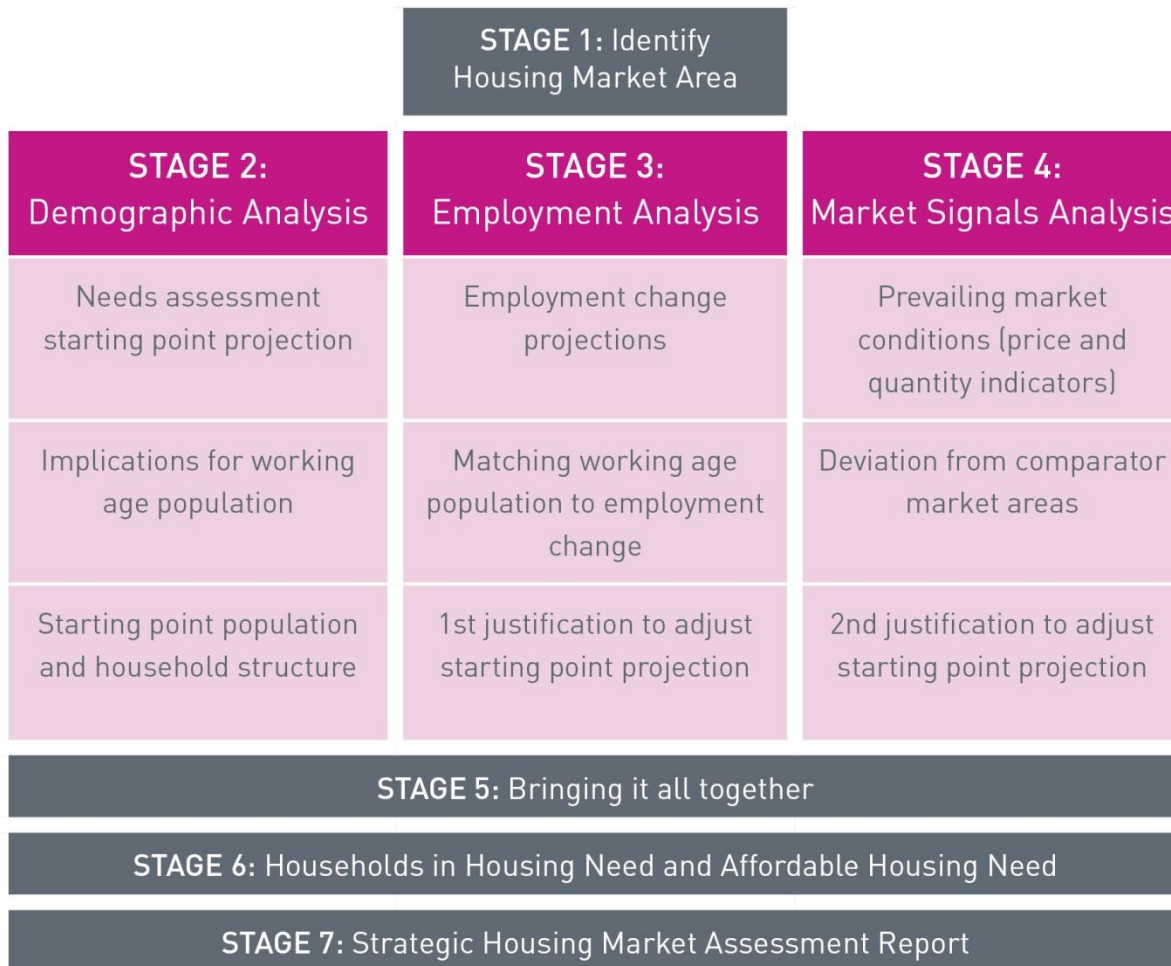
- What is the purpose of the assessment of housing and economic development needs guidance?
- What areas should be assessed?
- What methodological approach should be used?
- How should the current situation be assessed?
- What are the key outputs?



NPPF/NPPG OBJECTIVE ASSESSMENT #2

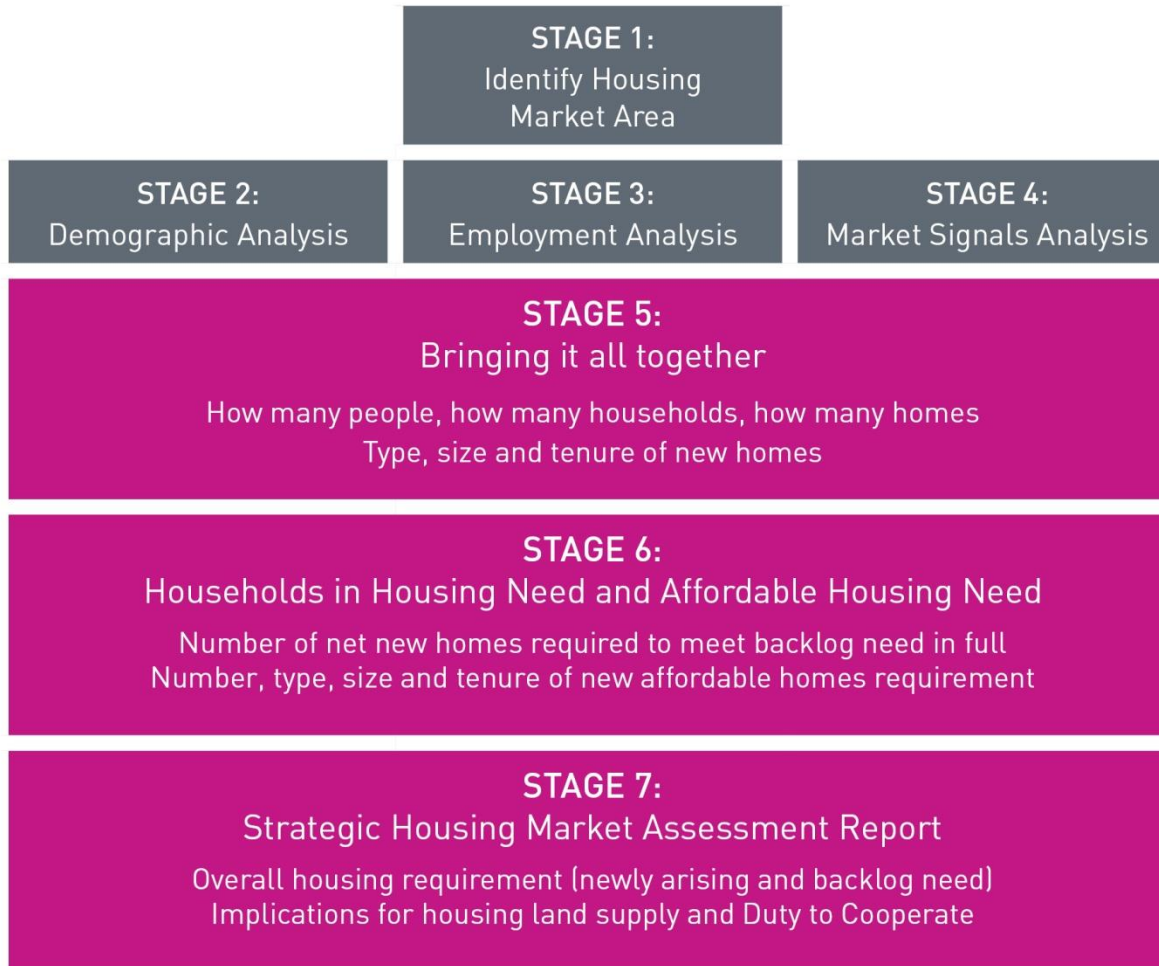
STAGE 1: Identify Housing Market Area		
STAGE 2: Demographic Analysis	STAGE 3: Employment Analysis	STAGE 4: Market Signals Analysis
Needs assessment starting point projection	Employment change projections	Prevailing market conditions (price and quantity indicators)
Implications for working age population	Matching working age population to employment change	Deviation from comparator market areas
Starting point population and household structure	1st justification to adjust starting point projection	2nd justification to adjust starting point projection
STAGE 5: Bringing it all together How many people, how many households, how many homes Type, size and tenure of new homes		
STAGE 6: Households in Housing Need and Affordable Housing Need Number of net new homes required to meet backlog need in full Number, type, size and tenure of new affordable homes requirement		
STAGE 7: Strategic Housing Market Assessment Report Overall housing requirement (newly arising and backlog need) Implications for housing land supply and Duty to Cooperate		

NPPF/NPPG OBJECTIVE ASSESSMENT #2



- **Stage 2:**
 - demographic evidence as starting point
 - measure projected change in working age population
- **Stage 3:**
 - compare with projected job growth
 - increase working age population and housing requirement to match
- **Stage 4:**
 - assess market signals – price and quantity
 - compare/identify divergence
 - increase housing requirement to address market signals

NPPF/NPPG OBJECTIVE ASSESSMENT #2



- **Stage 5:**
 - provides a first cut on inform future needs
- **Stage 6:**
 - examines unfulfilled need
 - consequences of past delivery; and
 - concealed households
- **Stage 7:**
 - brings it all together

- Economic growth – now integrated with housing:

“Where the supply of working age population (labour force supply) is less than the projected job growth, this will result in unsustainable commuting patterns and could reduce the resilience of local businesses. In such circumstances, plan makers will need to consider increasing their housing numbers to address these problems.”

- South East LEP
- 250-300,000 new jobs
- 6,000 dpa short
- £60bn at risk

**EAST SUSSEX
GVA AT RISK
(2011-2031)**



**KENT GVA AT RISK
(2011-2031)**



**ESSEX GVA AT RISK
(2011-2031)**



ECONOMIC ROLE OF HOUSING: LOCAL

- Large Strategic sites
- 200-500 unit schemes
- Even 20-100 units
- Settlement specific



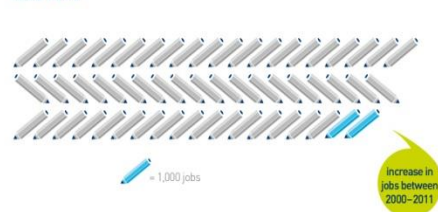
Household Growth

HOUSEHOLD GROWTH IN THE LOCAL AUTHORITY BETWEEN 2011-2021
Source: CLG 2011 Interim Household Projections



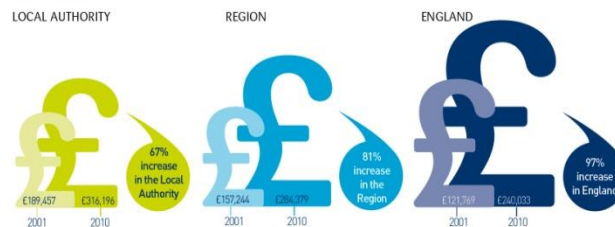
Employment Profile

JOB GROWTH IN THE LOCAL AUTHORITY BETWEEN 2000-2011
Source: NOMIS



Average House Price Index

HOUSE PRICE BETWEEN 2001-2010 COMPARISON
Source: CLG/Land Registry



HOUSEHOLD GROWTH COMPARISON



JOB GROWTH COMPARISON



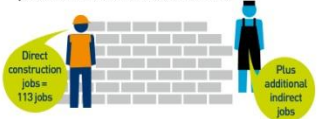
ADDITIONAL COMMERCIAL EXPENDITURE



ADDITIONAL NEW HOMES BONUS



JOBS CREATED DURING CONSTRUCTION

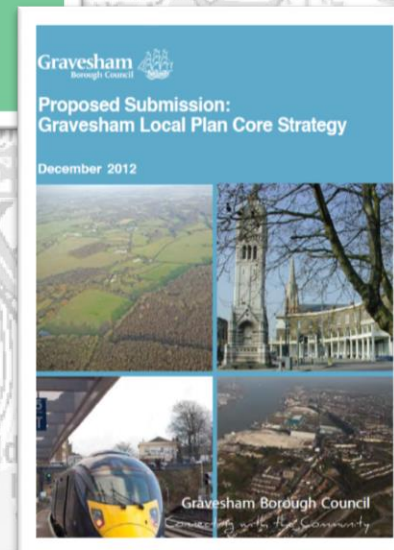
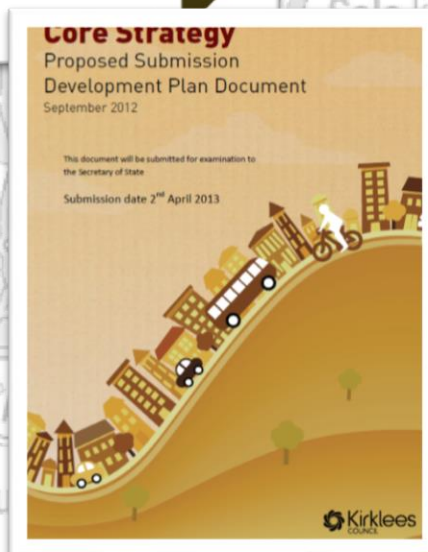
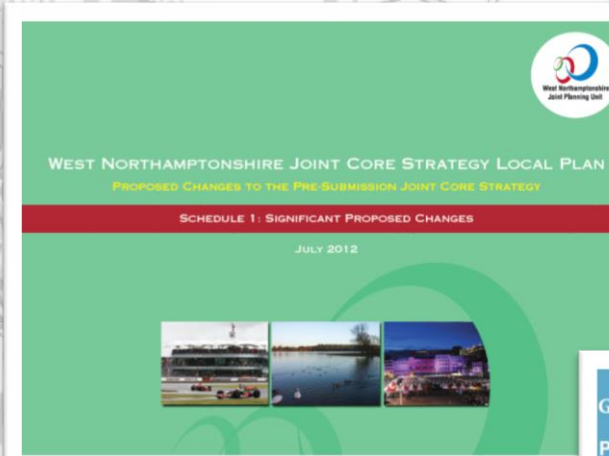
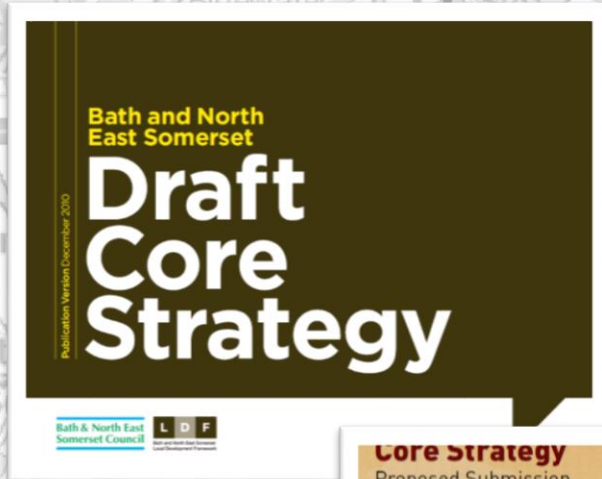


ADDITIONAL LABOUR FORCE AND ECONOMIC OUTPUT ON COMPLETION



Four to Watch

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OBJECTIVE ASSESSMENT
SEPTEMBER 2013

- Positive movement
- Greater understanding of Objective Assessment
- Recent High Court Cases
- May 2015 approaching...
- Housing need will not decrease
- 2011-based figures hide 175,000 households
- “Prime Minister is clear that they should be saying “yes to homes”!

But are the numbers likely to be any more appealing...?

Let's hope so!

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Thank you!