

Committee: Scrutiny

Cabinet Item 7

Date: 11 November 2013

Scrutiny Item 2

Title: Future Housing Growth – INCLUDED AS
BACKGROUND PAPER TO CALLED IN
ITEM

**Portfolio
Holder:** Cllr Barker

Summary

1. Members of the Local Plan Working considered the attached report on the timeframe and scale of growth to be met in the new Local Plan at the meeting on the 17th October 2013. The Local Plan Working Group agreed with the conclusions in the report.

Recommendations

That Cabinet accept the following basis on which to move forward with the Local Plan

- A. That the objectively assessed need for housing in the Local Plan should not be based on the economic scenario but should be based on the 2010 based sub-national population projections.
- B. That the plan should cover at least a 15 year time frame from adoption.
- C. That the plan period will be 2011-2031 and will provide for 10,460 dwellings. This requires the Council to identify additional sites for about 2,680 homes.
- D. That the 5-year land supply requirement is based on the objectively assessed need of 523 dwellings a year.

Financial Implications

2. Costs of the additional consultation will be met from existing budgets:

Background Papers

None

Impact

- 3.

Communication/Consultation	Will influence the Local Plan which will be subject to public consultation in accordance with the Statement of Community Involvement
Community Safety	N/A

Equalities	Will influence the Local Plan which will be subject to Equalities Impact Assessment
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	Will influence the Local Plan which will be subject to sustainability appraisal
Ward-specific impacts	N/A
Workforce/Workplace	N/A

Situation

4. Since the publication of the National Planning Policy Framework and recent inspectors' decisions it is becoming clear that the government is looking to authorities to provide a scale of growth based on the highest and most up to date figures being produced by the Department of Communities and Local Government (DCLG) and Office of National Statistics (ONS), unless there are very specific policies of national interest which would be harmed.
5. With this in mind the Council need to be aware that a plan based on the economic scenario is very unlikely to be found sound by an Inspector because it is below the requirement of the Regional Plan and there is evidence that there is demand for a greater need for housing.
6. The 2010 based SNPP produces the highest dwelling requirement and whilst its assumptions may be subject to review in the light of the 2011 Census its relatively buoyant household formation rates will make sure that these projections provide the most appropriate basis for planning for growth in Uttlesford.
7. The Strategic Housing Market Assessment shows that in order to meet affordable housing need a housing requirement based on the trend based forecast provides the greatest amount of affordable housing.
8. The Council concludes that there are no demonstrable reasons why it should not meet its objectively assessed housing need.
9. For the Council to meet its objectively assessed need it needs to prepare a plan for 10,460 homes between 2011 and 2031. This requires the Council to identify additional sites for a further 2,680 homes.

Risk Analysis

10.

Risk	Likelihood	Impact	Mitigating actions
<p>That the Local Plan is likely to be found unsound. This could either be when the plan is submitted and the inspector advises that the plan is likely to be found unsound or that following the formal hearing the plan is found unsound.</p>	<p>3 There is a significant risk that an inspector will consider that a plan based on the economic scenario is unsound and/or that the time period of the plan does not conform to the NPPF</p>	<p>3 That adoption of the Local Plan will be delayed whilst additional work is undertaken</p>	<p>Make sure that the plan is in accordance with the NPPF and does not constrain growth</p>

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.