



Central Norfolk: Breckland District Council

Objectively Assessed Needs Assessment

Nigel Moore

Opinion Research Services



OVERVIEW

National Planning Policy Framework
Government Guidance
Partner Authorities

- » *Local planning authorities ... 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.*



- » **Initially 3 local authorities part of the study**
 - Broadland, Norwich and South Norfolk
 - Identification of the Housing Market Area saw this expanded to include Breckland and North Norfolk
 - Broads NPA were added at a later date
 - Study produces results at the Housing Market Area level and also for each planning authority

Housing market area

Household projections

Market signals

Objectively Assessed Need



HOUSING MARKET AREAS

Partner Authorities

*The 'first relevant building block
in the evidence for identifying
objectively assessed needs'*

BANES Inspector



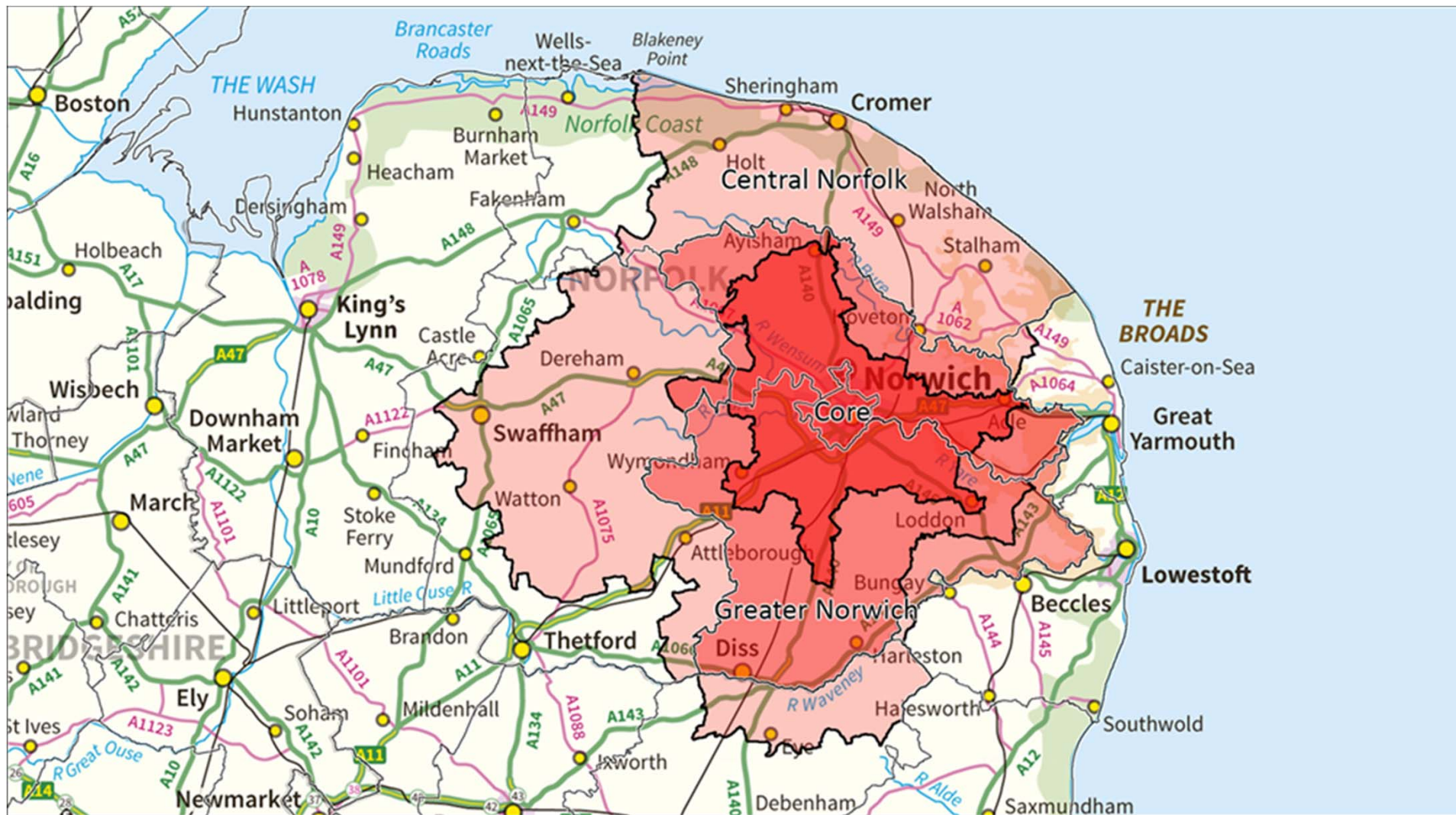
» *Needs should be assessed in relation to the relevant functional area ... A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.*

» **Planning Practice Guidance (CLG, March 2014), para 008**

» *Housing Market Area is the geographical area in which a substantial majority of the employed population both live and work, and where most of those changing house without changing employment choose to stay.*

» **Local Housing Needs Assessment Guidance (DETR, April 2000)**

Central Norfolk Housing Market Area





» Need for LPAs to work together to understand need across the housing market area

- SHMA depends on data only published for LPAs
- Appropriate to consider “best fit” based on the evidence

» Norwich HMA

- 98% of the population live in Breckland, Broadland, North Norfolk, Norwich or South Norfolk
- 2% of the population live in Great Yarmouth, Mid Suffolk or Waveney

» Five LAs

- 90% of combined population in Norwich HMA
- Remainder distributed between Kings Lynn HMA, Lowestoft and Great Yarmouth HMA

Process for establishing a Housing Number for the HMA



Demographic issues

Are there any known problems with local data?
Do we need to take account of any anomalies?
What period should be used for population trends?
Has housing delivery suppressed formation rates?

Implications of the household projections

Will there be enough workers for planned jobs?
Do Market Signals show worsening trends?

Planning and policy considerations

What are the planning constraints?
Can overall housing needs be met within the HMA?
Can the affordable housing needed be delivered?

Duty to Cooperate discussions

Will other LPAs help address any unmet needs?
Are there any unmet needs from other HMAs?



HOUSEHOLD PROJECTIONS

CLG Household Projections



Annual Average		Breck-land	Broad-land	North Norfolk	Norwich	South Norfolk	TOTAL
2012-based	10 years: 2012-22	570	410	370	580	730	2,660
	25 years: 2012-37	520	390	370	540	660	2,480
2011-based Interim	10 years: 2011-21	680	460	470	590	600	2,800
	25 years: not published	-	-	-	-	-	-
2008-based	10 years: 2008-18	830	660	580	1,230	680	3,970
	25 years: 2008-33	810	690	600	1,030	690	3,820

- » **SNPP uses 5 year trends which are prone to short-term variation**
- » **Key assumption in considering an adjusted estimate: “*What period should be used for population trends?*”**
- » **ORS favour a 10-year migration trend between Censuses**
 - Likely to capture both highs and lows without rolling-forward short-term trends that are too high or too low
 - Not dependent on “historic” trends that may be unlikely to be repeated
 - More appropriate for providing a robust basis for long-term planning
- » **Unattributable Population Change**
 - Accountancy adjustment
 - Needed due to inherent weaknesses in some of the data that informs ONS Mid-Year Estimates for LAs
 - Cannot be ignored

ORS Household Projections 2012-36 Annual Figures



Scenario	2012	2036	Net change 2012-36	Average annual change
HOUSEHOLDS				
Breckland	55,273	67,903	+12,631	+526
Broadland	53,837	63,348	+9,510	+396
North Norfolk	46,357	54,128	+7,771	+324
Norwich	60,791	76,084	+15,293	+637
South Norfolk	53,742	68,778	+15,036	+626
Central Norfolk HMA	270,000	330,241	+60,241	2,509
DWELLINGS				
Breckland	58,232	71,539	+13,307	+554
Broadland	55,401	65,187	+9,787	+408
North Norfolk	53,603	62,588	+8,985	+374
Norwich	64,035	80,144	+16,109	+671
South Norfolk	55,585	71,137	+15,552	+648
Central Norfolk HMA	286,856	350,595	+63,740	2,655



MARKET SIGNALS

Affordability
Affordable Housing
Workers and Jobs



» **Planning Practice Guidance identifies housing market signals that should be considered, including:**

- Land prices and house prices;
- Rents and affordability;
- Rate of development; and
- Overcrowding

» *Appropriate comparisons of indicators should be made. This includes comparison with longer term trends (both in absolute levels and rates of change) in the: housing market area; similar demographic and economic areas; and nationally.*

» **Planning Policy Guidance (CLG, March 2014), para 020**



» Four stage calculation:

- Backlog of need – existing households who need to move from private sector to affordable housing;
- Concealed and homeless households – they should have a property now, but don't, so need to be added to affordable and total need;
- Net households falling in to need – those needing to move from private sector to affordable housing considered against those whose circumstances improve.
- Net new households – newly forming and in-migrant households considered against household dissolution and out-migrant households.

ORS Affordable Housing Need



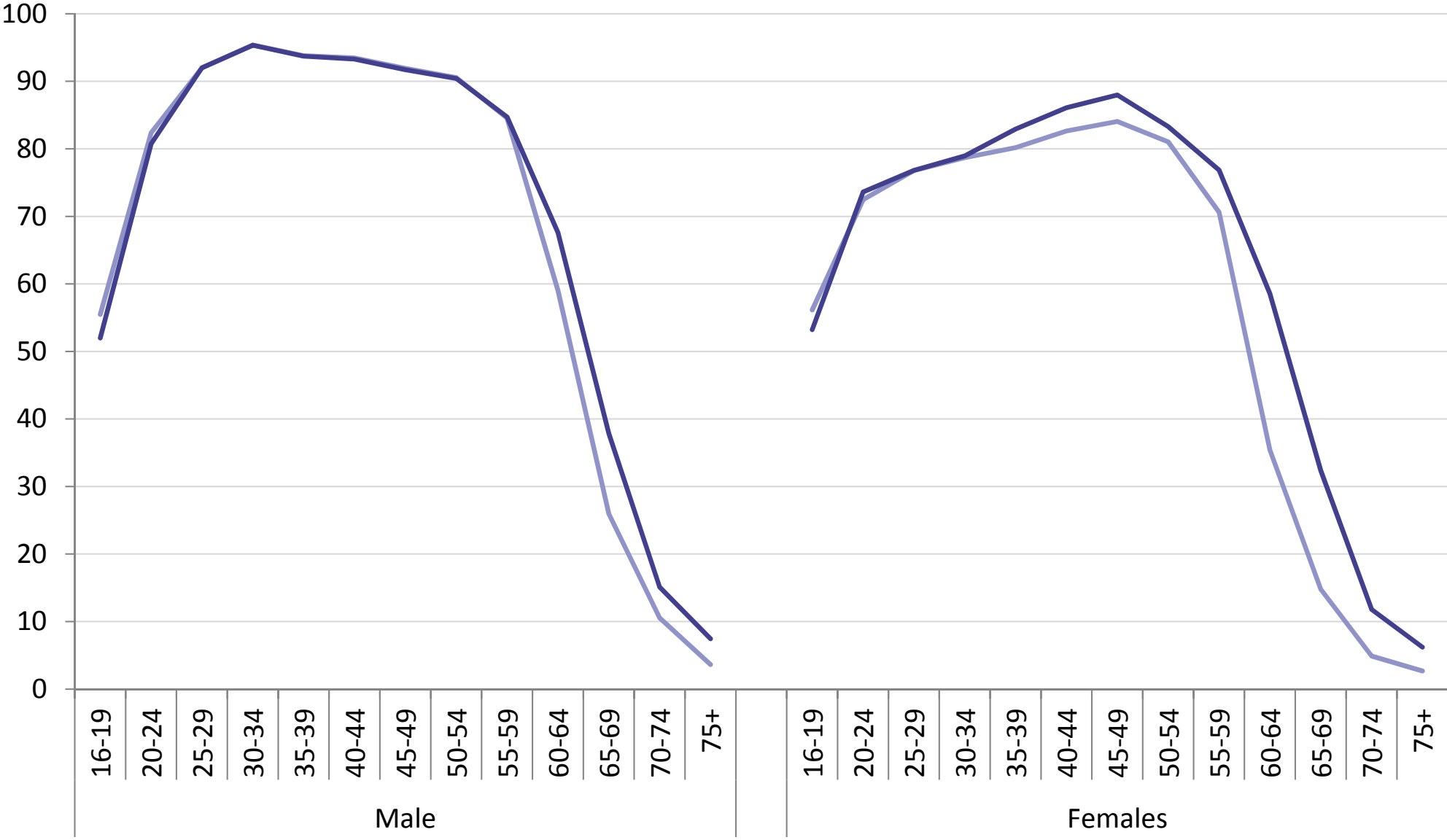
	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Current need for affordable housing (see Figure 68)			
Total unmet need for affordable housing	-	6,350	6,350
Supply of housing vacated	3,663	1,805	5,468
Overall impact of current affordable housing need	-3,663	4,545	882
Projected future housing need 2012-36			
Newly forming households	105,025	38,508	143,533
Household dissolutions following death	98,838	24,687	123,524
Net household growth within Central Norfolk HMA	6,187	13,821	20,009
Impact of existing households falling into need	-23,133	23,133	-
Impact of existing households climbing out of need	25,613	-25,613	-
Impact of households migrating to/from the area	36,652	3,580	40,231
Future need for market and affordable housing	45,320	14,921	60,241
Total need for market and affordable housing			
Overall impact of current affordable housing need	-3,663	4,545	882
Future need for market and affordable housing 2010-30	45,320	14,921	60,241
Total need for market and affordable housing	41,657	19,466	61,123
Average annual need for housing	1,736	811	2,547
Proportion of need for market and affordable housing	68.15%	31.85%	100.00%

- » The market signal indicators show that circumstances in Central Norfolk are generally no worse than across its comparator areas.
- » An analysis of overcrowding identified that the overall housing need should be increased by 882 households to take account of concealed families and homeless households.
- » Very marginal decision as to whether a further adjustment is required in response to market signals, but Eastleigh and Cambridgeshire Local Plans would suggest it sensible to make an adjustment if no other uplift is required.
- » Affordable housing need is also a marginal issue as to whether 31.8% can be delivered.

ORS EAR Projections Based on OBR Model



— 2012 — 2036



Possible Scenarios for Changes in Economic Activity



Age	2012			2036			Net change 2012-36		
	M	F	Total	M	F	Total	M	F	Total
Aged 16-19	8,127	8,005	16,132	8,409	8,096	16,505	+282	+91	+373
Aged 20-24	15,857	13,775	29,632	16,795	14,742	31,536	+938	+967	+1,904
Aged 25-29	16,524	13,687	30,211	18,582	14,616	33,199	+2059	+929	+2,988
Aged 30-34	16,696	13,624	30,320	17,734	13,715	31,448	+1038	+91	+1,128
Aged 35-39	16,172	13,957	30,130	18,433	15,328	33,761	+2261	+1,371	+3,631
Aged 40-44	19,467	17,338	36,805	19,697	17,264	36,962	+230	-74	+156
Aged 45-49	19,969	18,466	38,435	19,896	18,561	38,457	-72	+95	+22
Aged 50-54	18,138	16,594	34,732	18,779	17,336	36,116	+642	+742	+1,384
Aged 55-59	15,485	13,938	29,423	16,839	15,582	32,421	+1354	+1,644	+2,998
Aged 60-64	11,823	7,613	19,436	14,080	12,668	26,749	+2257	+5,056	+7,313
Aged 65-69	5,317	3,180	8,497	8,963	7,979	16,941	+3646	+4,799	+8,445
Aged 70-74	1,576	764	2,341	3,505	2,857	6,362	+1928	+2,092	+4,021
Aged 75+	446	367	813	1,412	1,256	2,669	+967	+889	+1,856
Total	165,597	141,309	306,906	183,126	159,999	343,125	+17,528	+18,690	+36,219



- » **Draft:** 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.
- » **Final:** Where the supply of working age population that is economically active (labour force supply) is less than the projected job growth, this could result in unsustainable commuting patterns (depending on public transport accessibility or other sustainable options such as walking or cycling) and could reduce the resilience of local businesses. In such circumstances, plan makers will need to consider how the location of new housing or infrastructure development could help address these problems.

» **EEFM Forecasts**

- » Give a small shortfall in workers which would require a marginal increase in dwelling numbers.

» **City Deal for Greater Norwich**

- » Leaves a much larger shortfall in dwelling numbers

» **Commuting rates and commuting ratios**

- ORS have held commuting rates constant for the baseline population, but are not planning for any extra workers to move to Central Norfolk and then work elsewhere.

» **Unemployment**

- » DWP statistics indicate that this has fallen by 7,000 between March 2012 and March 2015. No further drops in unemployment are assumed

» **Double Jobbing**

- » 3.5% of workers held more than one job in 2012 in Central Norfolk and this is assumed to continue.

Adjustment for EEFM Jobs Number



Local Authority	Households Growth 2012-2036	Market Signals response for concealed families and homeless households	Response to balance planned jobs and workers	Total Housing Need (including vacancies and second homes)
Breckland	12,631	270	685	14,313
Broadland	9,510	150	653	10,613
North Norfolk	7,771	181	754	10,067
Norwich	15,293	155	493	16,792
South Norfolk	15,036	126	659	16,363
Central Norfolk HMA	60,241	882	3,245	68,148

Final OAN by LA



Local Authority	Households Growth 2012-2036	Market Signals response for concealed families and homeless households	Response to balance planned jobs and workers	Response to the City Deal	Total Housing Need (including vacancies and second homes)
Breckland	12,631	270	685	-	14,313
Broadland	9,510	150	653	2,417	13,088
North Norfolk	7,771	181	754	-	10,067
Norwich	15,293	155	493	2,947	19,928
South Norfolk	15,036	126	659	2,698	19,153
Central Norfolk HMA	60,241	882	3,245	8,060	76,549

ORS Affordable Housing Need



Dwellings		Breckland	Broadland	North Norfolk	Norwich	South Norfolk
MARKET HOUSING						
Flat	1 bedroom	-	200	200	1,400	300
	2 bedrooms	-100	100	300	1,800	300
House	2 bedrooms	200	1,700	900	1,700	1,700
	3 bedrooms	6,900	6,600	5,200	6,600	9,000
	4 bedrooms	1,600	1,900	1,000	1,100	3,500
	5+ bedrooms	600	400	300	300	1,000
	Total	9,200	10,900	7,800	12,900	15,700
AFFORDABLE HOUSING						
Flat	1 bedrooms	400	200	200	1,600	500
	2 bedroom	300	-	100	1,700	200
House	2 bedrooms	1,700	1,000	900	900	1,300
	3 bedrooms	2,400	800	900	2,500	1,300
	4+ bedrooms	200	100	100	300	200
Total Affordable Housing		5,100	2,200	2,200	7,000	3,400
Total Housing		14,300	13,100	10,100	19,900	19,200



THANK YOU FOR LISTENING
Any Comments or Questions?