

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION

Agenda

Session 3 – 09.30 Wednesday 10 October 2018

Matter 3

Housing and Employment Objectively Assessed Needs (OAN) and Requirements

This matter explores whether the amount of housing and employment land proposed in the LP is appropriate to meet the needs of the District to 2031. The housing OAN is derived from the Strategic Housing Market Assessment (SHMA) 2017 update (SD27.5)

Issues

1. The Housing OAN and Requirement

Higher or Lower?

1.1. Does the evidence base support the requirement for housing of 320 dwellings per annum (dpa) or 6080 dwellings for the LP period within an OAN range of 235 to 330 dpa taking into account demographic and economic factors, market signals and affordable housing need?

The Council refers to the Policy Topic Paper and Appendix 1 to its hearing statement to support the OAN range/housing requirement. Appendix 1 usefully summarises the work on OAN carried out by Lichfields.

1.2 Or should the requirement be higher to support job growth and the delivery of affordable housing e.g. at the top of the range identified in the SHMA – 330 dpa?

Supplementary Question - *Does 330 dpa represent the Full OAN or should there be a further uplift of 10% e.g. to 363 dpa?*

Supplementary Question – *What are the implications of the recently released 2016-based household projections for the OAN and housing requirement, if any? (the Council has indicated that its consultants will prepare a note for consideration at the hearing).*

1.3 Alternatively should the requirement be lower so that it is ‘aspirational but realistic’ taking into account past delivery rates?

The Council point to its objectives of supporting jobs growth and providing affordable housing. Set alongside these objectives is a more pro-active approach to housing delivery.

Supplementary Question – *Some representations suggest that the housing requirement should be based primarily on demographic factors e.g. household projections. Would such an approach represent a ‘positively prepared’ LP?*

Other Factors

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1.4 Does the requirement reflect the failure to deliver housing to meet past 'targets'?

The Council indicates that the requirement factors in the backlog between 2012 and 2016 set against a requirement of 320 dpa together with suppressed household formation and market signals.

Supplementary Question – *How is under-delivery of up to 800 dwellings accounted for in the housing requirement?*

1.5 Has the need for older persons' accommodation, including that within C2 communal living, been taken into account in the OAN?

The Council advises that the needs of older people living in non-communal accommodation have been taken into account within the OAN. A separate assessment of the need for residential care places is included in the 2017 SHMA.

Supplementary Question – *Should the need for residential/nursing care places be included in the housing requirement as in Cheshire East?*

1.6 Whilst policies in the 2012 Framework should apply in examining the LP does the new methodology for calculating housing need proposed within the revised Framework have any implications for the OAN?

The Council indicate that a figure of 194 dpa would be derived from the standard methodology but point to the transitional arrangements affecting LPs set out in the revised Framework.

The LP and housing requirement periods

1.7 Is the discrepancy between the plan period (2016-2031) and the period for the housing requirement within Policy SS3 justified?

The Council refer to 2012 as being the base date for the 2014 SHMA.

1.8 What would be the implications of aligning the housing requirement and the LP period?

The Council suggest that using a base date of 2016 would see a slight increase in the OAN range to 240-330 dpa (2016-2031).

Supplementary Question – *On the assumption that it was considered necessary to extend the Plan period up to 2034 what would be the implications for the OAN and housing requirement?*

2. Phased approach to delivery?

2.1 Is the move away from the phased approach to the delivery of the housing

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requirement within the CS justified?

The Council refers to EL1.00b (pages 12-13) which emphasises its desire to significantly boosting the supply of housing in line with the Framework's objectives.

3. The Employment OAN

3.1 Does the evidence base support the OAN of 27 ha of employment land?

The Council refers to the Employment Land Requirement Studies (SD 17.3 and 17.5) to support the figures requirement. Appendix 2 to the Council's statement usefully summarises the work on the employment requirement carried out by Lichfields.

3.2 Taking into account past delivery rates of employment land e.g. 2.39 ha in the period 2012-17, is the employment land requirement realistic?

The Council suggest that the LP will improve the supply of employment land. In addition, as with housing delivery, the Council intends to be more proactive.

4. Alignment between housing and employment requirements

4.1 Is there sufficient alignment between housing and employment in that the employment land requirement is at the top of the range whilst the housing requirement is 10 dpa below the top of the range?

The Council consider that the proposed housing requirement is close to the top of the OAN range so is sufficiently aligned. See Appendix 3 to the hearing statement.

4.2 Assuming that the housing requirement remains at 320 dpa should the employment land requirement be reduced?

The Council points to its support for economic growth.

Main Evidence Base

SD.13.5 – Policy and Strategy Topic Paper

SD.17 – Employment Land Studies

SD.27 – SHMAs

EL1.001b Council response to Inspector's Preliminary questions

EL1.001d Council response to Inspector's follow up questions

EL3.001a Schedule of Main Modifications

Participants

Staffordshire Moorlands District Council (SMDC) (Housing OAN and Requirement)

EL2.048a

Staffordshire Moorlands District Council (SMDC) Apendix 1

EL2.048b

Peter Cowie LPS54

EL2.004

Knights for Harlequin Development LPS526

EL2.002

Advance Planning for Seabridge Development Ltd - LPS384

EL2.003

Cheadle Unite LPS429

EL2.030

Emery Planning for Mr and Mrs Webb LPS341

EL2.014

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Harris Lamb for Muller Property Group Hearing Statement LPS539	EL2.066
Mr J Steele LPS138	
Paul Windmill for Mrs Susan Kneill-Boxley LPS459	EL2.075

Statements

Staffordshire Moorlands District Council (SMDC) (Housing OAN and Requirement)

Staffordshire Moorlands District Council (SMDC) Appendix 1

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