

Agenda
Session 3 – 13.30 Tuesday 9 May 2017
Matter 3
Objectively Assessed Need (OAN) and the Housing Requirement

This matter explores whether the amount of housing proposed in the LP is appropriate to meet the needs of the District to 2033.

The Council used the Office of National Statistics (ONS) 2012-based Household Projections as a starting point for its OAN and housing requirement. Upward adjustments were made to support economic growth and improve affordability. The Council proposed making provision for at least 6,440 dwellings (Policy S6). The Council has considered the implications of the 2014-based household projections in a report of February 2017 (EX/03) which points to an OAN of 5,680 dwellings.

In response to preliminary questions the Council has clarified how the OAN has taken into account 'vacancies' from holiday and second homes and international migration (EX/02).

The Council indicates that the OAN takes into account the needs of older people for specialist housing. The need for some 436 C2 (care home) bed spaces is additional to the OAN. The Council has proposed a Modification to the LP to clarify this point.

The Council explains that the OAN covers the whole of the District including the PDNP but that, because of National Park purposes, the level of development within the PDNP is constrained.

Main Modifications MM24 to MM26, MM69 and MM71 are relevant to this matter.

Issues

1. The Housing Market Area

This issue is covered under Matter 1.

2. The OAN and 2014-based household projections

The updated evidence points to an OAN of 5,680 dwellings over the LP period 2013-2033 (284 dpa). In response the Council suggest that the housing requirement in Policy S6 (6,640 dwellings or 332 dpa) should be reduced accordingly.

2.1 Is the Council's analysis of the implications of the 2014-based household projections contained within EX/03 robust?

2.2 Should the housing requirement be reduced as suggested by the Council or do economic factors, market signals and the need for affordable housing support the retention of the higher figure?

3. Adjustments in the OAN to take into account economic growth, affordable housing needs and market signals

The Council suggests that the potential for 1,700 new jobs over the plan period would be supported by 260 dpa. There are inter-relationships between adjustments for economic growth, affordable housing and market signals. The requirement represents a 60% increase on the demographic need shown by the 2014-based household projections.

3.1 Have sufficient upward adjustments been made in the OAN to take into account economic growth, affordable housing needs and market signals?

3.2 In particular is the OAN adjustment of 21 homes per annum to improve affordability sufficient given house prices relative to income levels?

3.3 What are the implications of the assumption that over 30% affordable housing will be delivered on housing sites of over 10 dwellings for the housing requirement?

4. The needs of older people

The Council state that the growth in the older population has been taken into account in population growth and household formation rates. The housing need assessments indicate a need for 500 specialist dwellings over the plan period (25 dpa). The explanation to Policy HC11 and the policy itself is to be amended to include reference to residential care spaces (C2) which are to be treated separately from the dwelling requirement (C3) (MM69 & MM71).

4.1 Have the needs of older people been taken into account in the OAN having regard to growth in population of this age group?

4.2 Should those older people who require care home bed spaces (C2) be included in the OAN?

4.3 Should the explanation to Policy S6 include reference to how care home spaces are to be dealt with?

5. The National Park effect and the PDNPA contribution

The housing needs of the PDNP exceed the environmental capacity so it is proposed that Derbyshire Dales (outside the National Park) meets a significant proportion of such needs. The Council indicates that the figure of 400 dwellings for the National Park is derived principally from an assessment of settlements designated to support new build affordable housing by the PDNPA Core Strategy. Delivery rates and commitments suggest that 400 dwellings will be achieved.

5.1 Has sufficient regard been had to the presence of the National Park in deriving the housing requirement, taking into account that 50% of the

District is within an area where development should be restricted?

5.2 Is the PDNPA contribution of 400 dwellings for the LP period justified?

5.3 Do completions in the period 2013-2016 and commitments support the delivery of 400 dwellings over the plan period?

Main Evidence Base

CD27 & 28 – Housing and Economic Development Needs Assessment

EX/02 - Council response to Inspector's Preliminary questions of 7 February

EX/03 - Implications of 2014-based Population and Household Projections for Housing Need in Derbyshire Dales

Participants

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Statements

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