

## **Charnwood Local Plan Core Strategy Examination**

### **Hearing session for Matter 2 Overall provision for housing**

**9.30am Tues 9<sup>th</sup> December 2014 (All day) and  
9.30am Weds 10<sup>th</sup> December 2014 (All day)**

#### **AGENDA**

##### **1) Overview of work undertaken since initial hearings**

- Leicester and Leicestershire SHMA 2014 - outline of each step in the methodology and conclusions on OAN, relationship between figures for individual authorities and HMA overall
- SHLAA updates/ housing capacity assessment – process and summary of conclusions for each authority
- Discussions/agreements between authorities and the Memorandum of Understanding – process and status

##### ***Identifying Objectively Assessed Needs for housing in the HMA and Charnwood***

##### **2) Official projections of population and household growth**

- Sub National Population Projections (including migration projections)
- 2012 based projections and differences from previous projections
- DCLG Household Projections
- Extending the 2011 based interim household projections to 2031 and 2036 – factors and assumptions and resultant figures (Tables 10 and 11 of 2014 SHMA)

##### **3) Projected migration**

- Data sources
- Merits of use of 5 year trend and alternative suggestion of 10 year trend
- Effect of 2012/13 figures?
- Projecting trends forward – explanation of Table 13 of 2014 SHMA i.e. difference between past trend and projection
- Unattributable Population Change
  - Justification for making an adjustment to migration projections in principle and position of ONS
  - Basis for assuming 50% of UPC is due to migration
  - Effect this has on migration assumptions
  - Effect this has on potential OAN figures
  - Effect of not making adjustment for UPC

##### **4) Projected household formation rates / household size**

- Explanation of approach/assumptions
- Justification of this approach
- Resultant figures – Tables 18 and 19 of 2014 SHMA
- Arguments in favour of alternative approach/assumptions
- Effect that this would have on figures

##### **5) Economic / employment growth**

- Forecasts of economic/employment growth
- Effect on figures for OAN – Tables 21-24 of 2014 SHMA

- Relationship with jobs target for Charnwood in Core Strategy of 13,400
- Relationship with economic strategies and Strategic Economic Plan of the LEP
- Alternative views / forecasts for growth
- Effect of these on figures

#### **6) Market signals**

- Data sources
- Conclusions and effect on figures for OAN
- Alternative views

#### **7) Affordable housing needs**

- Evidence
- Scale of need
- Effect on figures for OAN
- Alternative views

#### **8) Other factors**

- Any other factors affecting OAN?

#### **9) Overview of OAN**

- Charnwood BC and other authorities views on OAN
- Use of range or upper figure?
- Other parties views on figure for OAN

### ***Meeting Objectively Assessed Needs for housing in the HMA and Charnwood***

#### **10) SHLAA updates for all authorities in HMA**

- Methodology / assumptions
- Clarification of figures in SHLAAs – base dates, time periods, policy constraints?
- Relationship with figures in “Summary of available housing capacity to 2031”- PSD/15 and Memorandum of Understanding – PSD/16
- Leicester City - total potential capacity in relation to needs, need for discounting, completions since 2011

#### **11) Overview of housing capacity**

- Overall capacity in HMA
- Capacity in Charnwood
- Will needs in each authority be met or will there be unmet needs?

#### **12) Memorandum of Understanding**

- Practical implications
- Time frame – 2028 or beyond?

#### **13) Housing requirement in the Core Strategy**

- 790 dwellings/year i.e. below OAN
- Time frame of Core Strategy – start date of 2011?, plan period to 2031 or 2036?
- Phased approach to annual requirement to reflect potential lead in times on SUEs and Directions of Growth i.e. lower rate to start with rising later in plan period?