

Huntingdonshire Local Plan Examination in Public, June 2018

Joint Position Statement on Objectively Assessed Housing Need (Matter 4, Overall Provision of Housing, 1

Regeneris Consulting on behalf of The Abbey Group (Cambridgeshire) Ltd

Barton Wilmore on behalf of Gladman Developments Ltd

GL Hearn on behalf of Hallam Land Management

Strategic Planning and Research Unit (DLP Planning) on behalf of Larkfleet Homes and Bedfordia

To assist the Inspector in the hearing session, the representors listed above have prepared a brief, joint statement relating to the questions for Matter 4 and the related OAN evidence. The intention of the note is to identify the key points of agreement and difference between the Council's OAN evidence and that of the representors, and to provide a simple comparison of the Council's and alternative OAN figures put forward to the examination.

1. The 2014-based government population and household projections should continue to be treated as the starting point for estimating Huntingdonshire's housing need. This gives a housing need figure of 765 dpa.
2. Sensitivity testing of the household formation rates which underpin the 2014-based household projections should have been carried out by the Council. Its justification for not doing so is based on flawed and partial evidence which does not consider and compare past trends in Huntingdonshire and elsewhere.
3. Alternative assumptions about future household formation in younger age groups (25-44 year olds) are justified, and would result in uplifts to the starting point housing need figure. Adjustments to household formation rates result in annual need figures ranging from 815 to 850 dpa.
4. The Council's conclusion that a 4% uplift to its starting point OAN figure of 765 dpa is necessary to support future jobs growth of 12,370 (494 pa) from 2011-36 is not sufficiently transparent and robust. It has opted for a single jobs growth forecast derived from the EEFM without due consideration for past jobs growth evidence or other forecasts.
5. There are good reasons to conclude that future jobs growth in the district could be higher than that assumed in EEFM and the Council's evidence. Analysis carried out by the representors concludes that total employment growth of c. 18,000 (710-720) a year would be justified. This would require uplifts to the starting point housing need of 765 dpa giving economic growth adjusted figures ranging from 935 to 1,100 dpa, depending on how linked assumptions are applied about the labour force.

6. A market signals uplift in Huntingdonshire's OAN is fully justified. On a range of indicators, there is clear evidence of worsening affordability trends in both absolute terms and in rates of change.
7. However, the representors listed above do not agree with the size of the uplift proposed by the Council (5%) which does not represent an adequate response to the market signals evidence, and which is not justified with reference to a range of evidence about the size of uplifts considered necessary to address affordability problems. The conclusions of the representors on the percentage uplift that should be applied range from a minimum of 10% to a high of 66% based on the findings of the Barker Review. These yield housing need figures adjusted for market signals ranging from 832 dpa to 1,260 dpa.
8. The representors consider the full OAN for Huntingdonshire to lie in the range 935 to 1,000 dpa.

	Starting Point	Adjustments to Population	Adjustments to Household Formation Rates	Adjustment for economic growth	Adjustment for market signals	Recommended OAN
Regeneris for Abbey Group	762 dpa 2014-based projections	N	25-34 age cohort; results in 829 dpa	710 jobs per annum 2016-36; 950 dpa	Minimum 20% uplift on start point but 958 and 1,010 dpa justified	Minimum 950 dpa to support economic growth and respond to market signals
Barton Willmore obo Gladman Developments	760 dpa 2014-based projections	N	25-44 age groups; three scenarios resulting in 820-850 dpa	Mid-point of EEFM forecast & historic job growth (760 jpa) = 1,060 – 1,100 dpa	Range of approaches resulting in 930 – 1,230 dpa	Minimum 1,000 dpa to meet economic growth and address market signals
GL Hearn for Hallam Land	757 dpa 2014-based projections	N	25-44 age groups; resulting in 815 dpa	EEFM with adjustment to account for growth at Alconbury EZ (716 jpa) = 935 dpa	10-15% to demographic start point; resulting in 833-871 dpa	935 dpa based on economic-led approach
DLP for Larkfleet and Bedfordia	765 dpa 2014 SNPP	N	Hold the 2011 HRR steady for those in the 25 to 44 age group that were projected to decline resulting in 816 dpa	To meet 14,400 jobs, allowing for changes to unemployment and activity rates etc would require some 947 dpa	20% applied to adjusted demographic projection of 816 dpa resulting in 979 dpa	979 dpa to meet market indicators and employment growth
Council	2014-based projections 765 dpa	Housing needed for 1,310 extra working age people = 630 extra dwellings; results in 796 dpa	N	495 jobs a year; 4% uplift to start point; results in 796 dpa	5% uplift to 765 dpa starting point; results in 804 dpa	804 dpa to respond to economic growth needs and market signals