

EXECUTIVE COMMITTEE	() Agenda Item
Date of Meeting: 29th November 2017	
Reporting Officer: Executive Director	
<p>Title: Local Plan Update</p> <p>Summary and Conclusions:</p> <p>That the report on the updated Objectively Assessed Housing Need be noted, that the Plan be amended to reflect this updated evidence along with two modifications to the Proposals Map, and to undertake a final 6 week consultation prior to the Plan being submitted to the Secretary of State.</p> <p>Recommendations:</p> <p>To resolve that:</p> <ol style="list-style-type: none"> 1. The Draft Local Plan be amended to reflect the updated Objectively Assessed Need figure and modifications to the Proposals Map and public consultation is undertaken in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. 2. Following consultation to proceed with submitting the Draft Local Plan to the Secretary of State for independent examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to request that an Inspector is appointed to examine the Draft Plan, and to agree any minor amendments as necessary to make the Plan sound. 	

Report

Background

Objectively Assessed Housing Need Update

In 2017, the Council commissioned Arc4 to update their assessment of housing need in the Borough. Their findings were included in the Strategic Housing Market Assessment (SHMA) Addendum 2017 which identified a need for 133 dwellings each year over the 2014-2031 plan period.

A number of issues have arisen since then which have required a re-assessment of housing need:

1. The Inspectors decision at the Dalton Lane/Breast Mill Beck Road Inquiry (application no B07/2015/0707) which raised concern about the methodology used for identifying need in the SHMA.

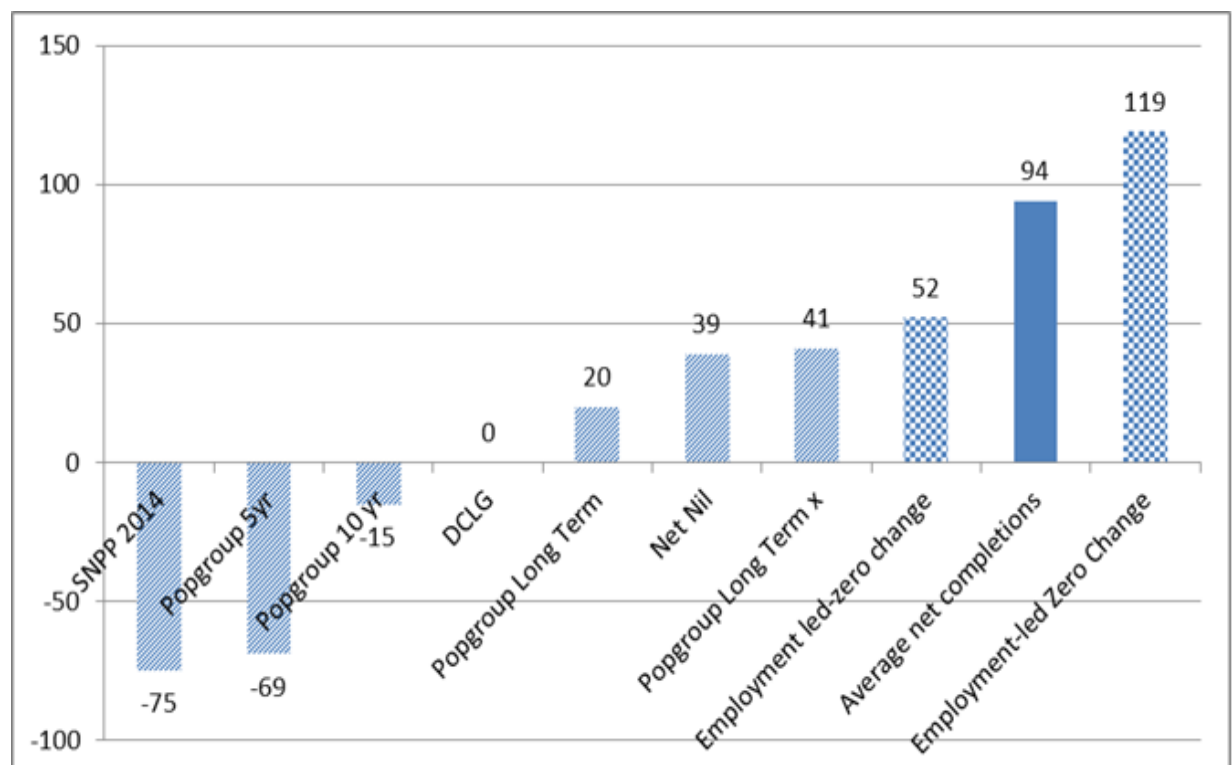
2. The production of more recent population estimates which show continued population decline occurred in 2016, however less of a decline than predicted under the 2014 population projections.
3. The production of more recent, post-Brexit, employment projections.
4. The consultation on the Government's standard methodology for identifying housing need which, based on past demographic trends and affordability only, suggests that there is a need for no additional housing in the Borough. Council officers have responded to the consultation and have objected to the proposed methodology.

In light of the above, Edge Analytics have assessed housing need over a revised Plan period of 2016 to 2031. The methodology used is based on current government guidance rather than the proposed standard housing methodology.

Findings

In their analysis, Edge consider a number of different scenarios which result in a range of housing need between -75 and 119 dwellings per year. The chart below shows how the different scenarios compare with each other, with the DCLG standard methodology figure and with past delivery since 2003 (average net completions).

Figure 1: Average Annual Dwelling Growth per year



Six of the scenarios are demographic scenarios (shaded with stripes). These estimate continued decline in the Borough's population over the plan period

driven by the combined impact of annual net out-migration flow and an ageing population. These scenarios are considered to be unrealistic as they do not take into account housing need which arises from employment growth. They are also not aspirational as annual housing delivery has exceeded these figures consistently since 2003.

Two of the scenarios are employment-led (shaded with squares) and estimate population growth over the plan period. The first is based upon employment projections produced by Cumbria Observatory taking into account growth at BAE Systems. This estimates population growth over the plan period of 0.2%. The second scenario, which results in the highest need figure, estimates that the number of jobs will be the same at the end of the plan period than at the start which results in population growth of 3.6%.

Summary

Taking into account past delivery trends, past employment trends, future aspirations and the assumptions behind each of the scenarios the highest of the need figures is the most realistic. Therefore a requirement for 119 dwellings per year over the plan period 2016-2031 should be taken forward as the Council's housing requirement through the Local Plan. The Plan will therefore be amended to reflect this updated evidence, however no amendments to site allocations will be required.

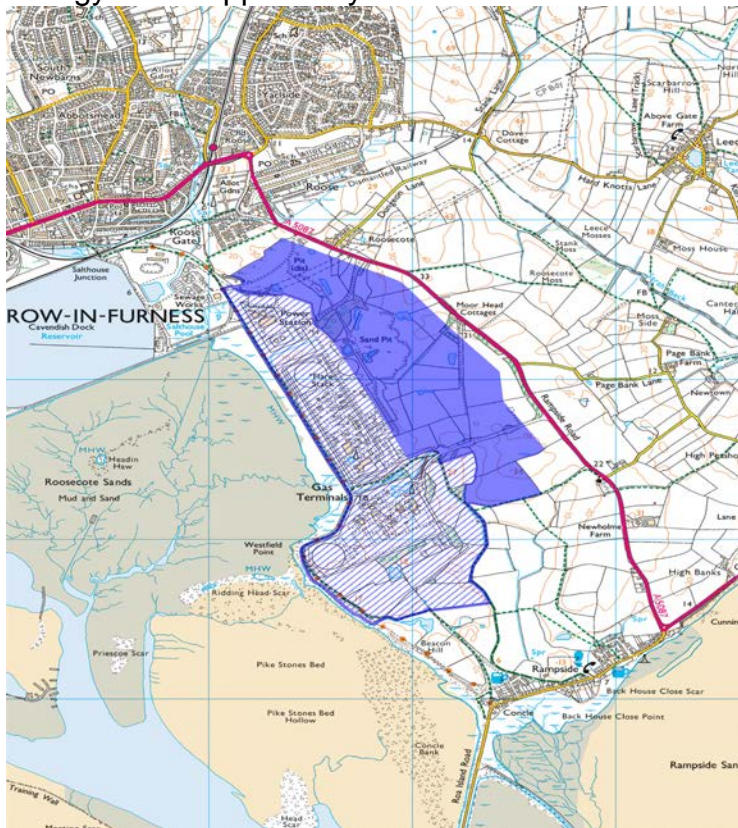
Proposals Map

In addition to the above update two modifications are required to the Local Plan Proposals Map as a result of consultation on the Pre –Submission Draft.

1. Policy EC7 – Energy Uses Opportunity Area

The boundary of the Energy Uses Opportunity Area is amended to include the decommissioned South Morecambe Bay Gas Terminal and the now closed Roosecote Power Station, in order to acknowledge the potential of the sites for future exploration, production, generation and transmission of energy and related activities.

Figure 2: Plan showing existing and proposed (hatched) amendment to Energy Uses Opportunity Area.

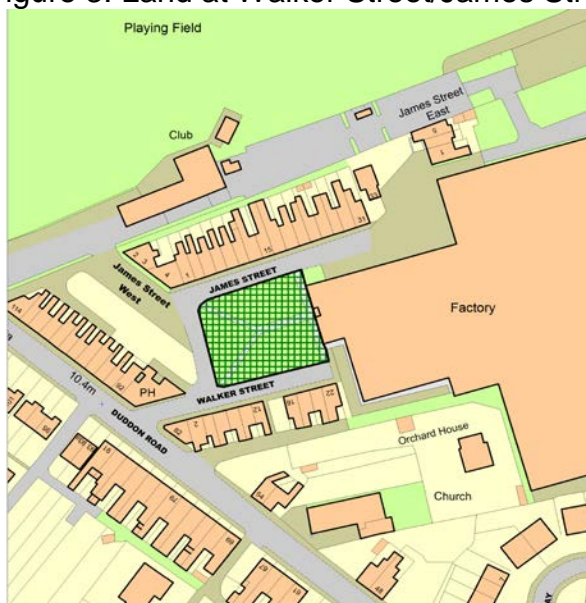


(c) Crown Copyright and database right 2017. Ordnance Survey LA100016831

2. Policy GI4 – Green Spaces

An additional area of open land is designated as a green space at Walker Street/James Street, Askam in Furness, as consultation with the local community identified the value of this open greenspace to the local residents.

Figure 3: Land at Walker Street/James Street, Askam in Furness



(c) Crown Copyright and database right 2017. Ordnance Survey LA100016831

Next Steps

It will be necessary to undertake a final 6 week consultation on these amendments prior to the Plan being submitted to the Secretary of State. Upon agreement, the Submission Draft Local Plan will be available for consultation for a minimum 6 week period during December 2017/January 2018. During this time we will invite comments from Statutory bodies, organisations, individuals, groups, developers/landowners and other interested parties on the modifications made since the Pre-Submission Draft consultation in summer 2017.

In line with the resolution at Executive Committee in May 2017 a number of minor editorial and technical amendments have been made to the Plan which will be prepared in a schedule and made publicly available during the public consultation.

The Draft Local Plan will then be submitted to the Secretary of State for independent examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, an Inspector will be appointed and a public examination will be held, it is hoped that the Plan will be examined in Spring 2018 and then adopted.

(i) Legal Implications

The recommendation has no legal implications.

(ii) Risk Assessment

The recommendation has no, minor or significant implications.

(iii) Financial Implications

The recommendation has no financial implications.

(iv) Health and Safety Implications

The recommendation has no, minor or significant implications.

(v) Equality and Diversity

The recommendation has no detrimental impact on service users showing any of the protected characteristics under current Equalities legislation.

(vi) Health and Well-being Implications

The recommendation has no adverse effect on the Health and Wellbeing of users of this service.

Background Papers

Edge Analytics Report – Demographic Analysis November 2017 held by the Executive Director, copies the Local Plan and other supporting documents are available to view in the Members Room.