

## Agenda

**Session 3 – 09.30 Wednesday 22 May 2019**

### 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 area to 2033. The housing OAN is derived from the Strategic Housing Market Assessment (SHMA) Update 2017 (SD.23) and SHMA Addendum 2018 (SD.24). The Employment Land Reviews (ELR) (SD.37 and 38) identify a need for between 95 and 115 ha of employment land. The Council indicate that SD.38 justifies an employment land requirement at the lower end of the range.

#### **Issues**

##### **1. The Housing OAN and Requirement**

*1.1a. Does the evidence base support the requirement for housing of 745 dwellings per annum (dpa) or 13,410 dwellings for the LP period taking into account demographic and economic factors, market signals and affordable housing need?*

The Council refers to the SHMA and SHMA Addendum which take into account the above factors.

*1.1b Should the OAN be a more realistic figure that would seek to achieve a balance between arresting population decline but achieving some economic growth?*

*1.2 Is the approach to calculating the OAN and housing requirement reasonably consistent with other local planning authorities (LPAs) in the region?*

The Council points out the Newcastle/Gateshead and North Tyneside have adopted their Plans using the 2102 Framework and guidance within the Planning Practice Guidance (PPG) as has Sunderland's Plan.

*1.3a Should the housing requirement be higher:*

*a. To support job growth, including that at the International Advanced Manufacturing Park (IAMP) and/or*

*b. To support an uplift in Household Representative Rates for 25 to 44 age range and to help address the affordable housing imbalance?*

The Council notes that a significant uplift has been included within the calculation to support jobs growth. The issue of the Household Representative Rates for 25 to 44 age range was also addressed in the SHMA but an uplift was not considered necessary.

*1.3b Is an increase in the housing requirement justified to help to address the significant need for affordable housing (estimated as 542 dpa over the first 5 years of the LP)?*

*1.4a Alternatively should the housing requirement be lower taking into account factors such as the impact of Brexit on investment and the introduction of the standardised methodology for calculating Local Housing Need?*

The Council indicates that:

(a) the housing requirement has been calculated using a post EU Referendum employment forecast,

(b) the Plan was submitted during the transitional period set out in the Framework and therefore followed related guidance within the PPG, and

(c) even if the standardised methodology was used, consideration should still be given to higher housing requirements to support economic growth.

*1.4b How, if at all, should the 2016 based household projections be taken into account in calculating the OAN?*

*1.4c Are there any implications for the OAN from the decisions within Durham to permit some 2,000 homes close to the Sunderland boundary?*

## **2. The Employment OAN**

*2.1 Does the evidence base support the OAN of at least 95 ha of employment land?*

The Council refers to the ELRs which show that a range of 95-115 ha of employment land is needed. Post EU Forecasting shows some downward pressure so that a figure towards the bottom of the range is justified.

*2.2 Should the employment requirement be reduced to take into account post EU forecasting and recent employment land take-up?*

## **3. Alignment between housing and employment requirements**

*3.1 Is there sufficient alignment between housing and employment requirements?*

The Council notes that the housing requirement has been calculated using the Experian forecasts, as have the employment forecasts.

### **Main Evidence Base**

SD.23 - SHMA Update 2017

SD.24 - SHMA Addendum 2018

SD.37 – Sunderland ELR 2016

SD.38 – ELR Post EU Referendum Forecasting Analysis

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector’s preliminary questions

### **Statements**

EX4.001 - Sunderland City Council

EX4.002 - John Blundell (ID1170267)

EX4.003 - Richard Cowen - CPRE (ID1175874)

EX4.004 - Springwell Residents' Association (ID868362)

EX4.005 - Andrew Rose - Spawforths (Barratt & David Wilson Homes) (ID992525)

EX4.006 - Joanne Harding - Home Builders Federation (ID433951)

EX4.007 – James Hall - Barton Willmore (Church Commissioners for England) (ID1019692)

EX4.008(a) - Chris Smith - Lichfields (Story Homes-Norman Elliott) (ID963412)

EX4.008(b) - Chris Smith - Lichfields (Story Homes-Michael Ford) (ID963412)

EX4.009 - Chris Smith - Lichfields (Taylor Wimpey) (ID1120527)

EX4.010 - Chris Smith - Lichfields (Hellens) (ID1169009)

EX4.011 - Chris Smith - Lichfields (Burdon Lane Consortium) (ID1131101)

EX4.012 – James Hall - Barton Willmore (Persimmon Homes) (ID1129305)

EX4.013 - James Reid - Hedley Planning (Miller Homes) (ID497082)

EX4.014 - Nicola Allan - Trinity Chambers (Mr & Mrs Ebdale, PAWZ for Thought & Others)  
(ID1136253)

### Participants

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Stephen Courcier	Spawforths	Barratt & David Wilson Homes	992525
Angela Templeman		Springwell Village Residents' Association	868362
Pauline Cooper		Springwell Village Residents' Association	868362
George Martin		Springwell Village Residents' Association	868362
Andrew Moss	Ward Hadaway	Mr Delaney	1036112
Andrew Moss	Ward Hadaway	The Trustees of Athenaeum Pension Scheme	
Joanne Harding	Home Builders Federation		433951
Katie Wood	R & K Wood Planning LLP	Clive Milner	1171236
John Blundell	Resident		1170267
Nicola Allan	Trinity Chambers	Mr & Mrs Ebdale and Others	1136253
James Hall	Barton Willmore	Persimmons	1129305

Richard Cowen		CPRE (NE)	1175874
Joe Ridgeon	Hedley Planning	Miller Homes	497082
James Hall	Barton Willmore	Church Commissioners for England	1019692