

202911	Alterations and extension to existing cottage. Site access relocation. New driveway and parking area – Spindle Cottage, Upper Mitchell, Ledbury, Herefordshire	OJ	No Objection	Approved with conditions
202980	Storage building (retrospective) – Ornua Ingredients UK Ltd, Hazel park, Dymock Road, Ledbury, Herefordshire, HR8 2JQ	LS	No Objection	Approved with conditions
LTC MEETING 12 November 2020				
194114	Proposed extension of existing service staircase enclosure to enable installation of new lift at Netherhall, Church Street, Ledbury, HR8 1DJ	RJ	No Objection	No Decision
202447	Proposed single storey dwelling house at Land at The Orchard, South Parade, Ledbury, Herefordshire		No Objection	Approved with conditions
202570	Proposed replacement of metal framed windows and uPVC front door to street facade only with painted timber casement windows at - Mistletoe Cottage, 73 The Homend, Ledbury, Herefordshire, HR8 1BP	MN	No Objection	No Decision
203223	Proposed detached 3-bedroom agricultural workers dwelling at - Land adjacent The New House, Old Kennels Farm, Bromyard Road, Ledbury, Herefordshire HR8 1LG	OJ	No Objection	No Decision
203389	Proposed ground floor extension at 1 Ledbury Park, Ledbury, Herefordshire, HR8 1LF	MN	No Objection	No Decision
203417	New single storey extension and various external alterations including revised openings. Partial conversion of existing garage. Change existing shingles to timber cladding. Replace all existing doors and windows. External works to suit revised layout at 2 Larkrise, Knapp Lane, Ledbury, Herefordshire, HR8 1AN	MN	No Objection	No Decision
203500	Proposed conversion of existing garage into a home-office, new roof and windows at - Crophorne House, Belle Orchard, Ledbury, Herefordshire, HR8 1DD	MN	No Objection	No Decision
203535	Full application for the approval of the 2 nd phase for the erection of 46 dwellings at Land to the South of Leaddon Way	CB	That this item be deferred to the next meeting of Major Planning Applications	No Decision

1533

			Working Party, with the outcome of the meeting being reported back.	
LTC MEETING 10 December 2020				
<u>202679</u>	Change of use of upper two floors of property from officers to 2 no self-contained apartments – 15 The Homend, Ledbury, Herefordshire, HR8 1BN	JB	Objection	No Decision
<u>202680</u>	Change of use of upper two floors of property from officers to 2 no self-contained apartments – 15 The Homend, Ledbury, Herefordshire, HR8 1BN – Listed building consent	JB	Objection	No Decision
<u>203822</u>	Proposed works to broadly encompass the rebuilding of an external boundary wall following extensive damage caused by ground heave due to proximity to mature trees. The works will include rebuilding the wall on a like-for-like basis, embedding a sacrificial timber fence – 22 The Homend, Ledbury, Herefordshire, HR8 1BT	MN	No Objection	No Decision
<u>203823</u>	Proposed works to broadly encompass the rebuilding of an external boundary wall following extensive damage caused by ground heave due to proximity to mature trees. The works will include rebuilding the wall on a like-for-like basis, embedding a sacrificial timber fence – 22 The Homend, Ledbury, Herefordshire, HR8 1BT- Listed building consent	MN	No Objection	No Decision
<u>203921</u>	Replacement of front door, French windows at ground floor and French windows at first floor – Crispin House, 5 Church Lane, Ledbury, Herefordshire, HR8 1DW – Listed building consent	MN	No Objection	No Decisions
<u>203847</u>	Ground floor extension to provide accessible kitchen facilities – 126 Biddulph Way, Ledbury, HR8 2XL	MN	No Objection	No Decision

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE	14 JANUARY 2021	AGENDA ITEM: 17
--	------------------------	------------------------

Report prepared by Angie Price – Town Clerk

REQUEST TO CULTIVATE FULL PITCHER ROUNDABOUT

Purpose of Report

The purpose of this report is to provide Members of the Economic Development & Planning Committee with confirmation received from Balfour Beatty in respect of the Cultivation Licence for the cultivation of the Full Pitcher Roundabout on the A417, Ledbury bypass.

Detailed Information

A request had been received from "Hands-on-Cleaning" in respect of the cultivation of the roundabout situated at the Full Pitcher on the A417 Ledbury Bypass.

Subsequently a request was made to Balfour Beatty in relation to this request and attached is confirmation of the issuing of the Licence to Cultivate.

Also attached is a rough sketch of the proposed plants to be placed on the roundabout, a more detailed plan has been requested and it is anticipated that this will be available prior to the meeting.

The proposal is that the trees to be planted will be apple and pear trees and that when fully grown they will not exceed 4 feet in height. The hedges are to be maintained at a height of 2.5 feet using box trees.

Recommendation

Members of the Economic Development & Planning Committee are requested to give consideration to the attached information and decide whether they wish to grant the Licence to Cultivate the Full Pitcher roundabout on the A417, Ledbury Bypass to Hands-on-Cleaning as per their request, subject to a further more detailed plan being available for consideration.



Measurements: Trees 4ft when fully grown
 Hedges to be maintained at a height of
 2 1/2 feet (Box trees). Further plan to follow

Thorn Depot
Unit 3, Thorn Business Park
Rotherwas, Hereford
Herefordshire
HR2 6JT

Ms N Young
Deputy Town Clerk
Ledbury Town Council
Town Council Offices
Church Street
LEDBURY
HR8 1DH

22 December 2020

Our reference: FLM/Licence No 1123

Dear Nicola

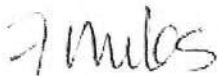
**CULTIVATION LICENCE NUMBER 1123
SITE: FULL PITCHER ROUNDABOUT, LEDBURY**

I enclose the formal documentation with respect to the above Cultivation Licence for the cultivation of the Full Pitcher Roundabout on the A417, Ledbury bypass.

I also enclose copies of the current utility plans for your records, as at November 2020. Please note that there are services under the roundabout. Also, there will be cables serving the illumination over the signs on the roundabout. These are not shown on Western Power's plan as they will be service cables rather than main supply cables. However, they may still need to be located.

If you have any queries, please let me know.

Yours sincerely



Fiona Miles
Licencing & Enforcement Officer

E-mail: Fiona.miles@BBLivingplaces.com

Tel: 01432 349546

1537

HIGHWAYS ACT 1980**SECTION 96 – CONSENT – LICENCE NO 1123**

The Herefordshire Council, as Highway Authority for the highway maintained, do hereby give Consent to the Ledbury Town Council to plant and maintain shrubs, plants, bulbs and grass in the highway verge at the following locations: Full Pitcher Roundabout, A417/A449, Ledbury.

The planting of the roundabout should cause no inconvenience, but the following notes and conditions should be observed by the Town Council.

1. The shrubs, plants, bulbs and grass shall be planted/maintained on land forming part of the highway in positions, which will not cause obstruction or interference to any existing access, or to visibility on the highway.
2. The planting scheme cannot be substantially changed without prior agreement from the highway authority in order to protect the visibility and underground utility services.
3. The Town Council shall stop cultivation and restore the roundabout to its previous condition including reinstating the turf in a level manner at any time at its own expense if it should become necessary to do so, on receiving 21 days notice from the Herefordshire Council to remove the shrubs and plants.
4. The Highway Authority may remove any obstruction or hazard caused by, or on the verge, or adjacent to it, by reason of the planting, at the expense of the Town Council.
5. The Town Council may be required to obtain the permission of the adjoining landowner who may be the owner of the subsoil and in order that he will be able to maintain his highway boundary fences.
6. The Town Council will indemnify the Herefordshire Council against any claims in respect of injury, damage or loss, arising out of, or as a result of its works on the highway verge and the presence of employees carrying out works, including operating machinery and tools within the highway.
7. The Town Council will ensure that the area of roundabout etc is left clean and tidy and nothing shall be deposited in the adjacent carriageway.
8. The Town Council shall ensure that all necessary steps are taken to prevent damage to any Statutory Undertakers', British Telecom and/or Sewerage Authorities' apparatus, which may be affected by the proposed planting. In this respect the Parish Council's attention is drawn to the comments contained in the attached copy letters.

9. When the Town Council is prepared to proceed with the planting, it shall send a notice to the Network Regulation Manager, 7 days before the proposed starting date to enable him to give his requirements or supervise work as necessary.

Dated: 27th November 2020

Signed on behalf of the Council
by _____



Anthony Agate, Network Regulation Manager

Herefordshire Council
Unit3, Thorn Business Park
Rotherwas Industrial Estate
Hereford
HR2 6JT

Main Switchboard: 01432 260000

1539

1. Home (<https://www.gov.uk/>)
 2. Housing, local and community (<https://www.gov.uk/housing-local-and-community>)
 3. Planning and building (<https://www.gov.uk/housing-local-and-community/planning-and-building>)
 4. Planning reform (<https://www.gov.uk/housing-local-and-community/planning-reform>)
 5. Changes to the current planning system (<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>)
- Ministry of Housing, Communities & Local Government (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

Consultation outcome

Government response to the local housing need proposals in "Changes to the current planning system"

Updated 16 December 2020

Contents

Introduction

Overview

Proposed changes to the standard method for assessing local housing need

Next steps

Question responses

Question 1

Question 2

Question 3

Question 4

Question 5

Question 6

Question 7

Question 35

Print this page

1540



© Crown copyright 2020

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit [nationalarchives.gov.uk/doc/open-government-licence/version/3](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3) (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>) or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: psi@nationalarchives.gov.uk.

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system>

1541

Introduction

On 6 August 2020, the government published 'Changes to the current planning system'. The consultation paper set out four policy proposals to improve the effectiveness of the current system:

- changing the standard method for assessing local housing need, to plan for the delivery of 300,000 new homes a year and plan for more homes in the right places;
- securing First Homes, sold at a discount to market price for first time buyers, including key workers, through developer contributions;
- temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units, to support SME builders as the economy recovers from the impact of the COVID-19 pandemic; and
- extending the current Permission in Principle to major development so that landowners and developers can secure the principle of development for housing on sites without having to work up detailed plans first.

The consultation closed on 1 October 2020.

This government response provides a response to the first of the four consultation proposals – changes to the standard method for assessing local housing need (the 'standard method').

We are carefully considering the responses to the other proposed policy changes covered in this consultation. In doing so, we will assess whether the small sites threshold and extending Permission in Principle are best addressed in the context of our proposals for wider reform. We will be responding to proposals to secure First Homes through developer contributions in the short term in the New Year.

The detailed conclusions set out in this response have been informed by the responses to the questions directly relating to the standard method, and the responses relevant to the standard method in the question on the equality impacts relating to the overall impacts of the proposals.

Overview

There were 2,398 responses to the Changes to the current planning system consultation. Not all respondents answered every question. All responses have been analysed for the changes to the standard method policy questions (questions 1 to 7) and the equality impact question (question 35) and given full consideration in the preparation of this response. We are grateful to everyone who took the time to respond. The table below provides a breakdown of the general consultation responses by type of respondent.

Type of consultation respondent	Number of responses
Local Authority (including National Parks, Broads Authority, the Greater London Authority and London Boroughs)	321
Government / Arms-length body	9
Non-Governmental Organisation (NGO)	29

1542

Type of consultation respondent	Number of responses
Community Group / Parish Council / Neighbourhood Forum	507
Developer / construction	68
Landowner	1
Land agent / Land promoter	10
Architecture / Urban design	5
Housing charity / campaign	22
Housing Association	34
Business / Trade body	28
Planning / development consultancy	44
Digital technology organisations	0
Infrastructure provider	2
Other	138
Organisation total	1,218
Personal / independent responses	1,180
Total number of responses	2,398

This document provides a summary of the consultation responses received. It does not attempt to capture every point made. It sets out the proposed changes the government is making, having taken the consultation responses into account. Where the government has decided not to make further changes to the consultation proposals, the reasons are explained.

Proposed changes to the standard method for assessing local housing need

We do not propose to proceed with the specific changes to the standard method that were consulted on. The reasons for this are set out below. Instead we will proceed with a reformed standard method which reflects our commitment to levelling up and enables regeneration and renewal of our urban areas as we recover from the COVID-19 pandemic.

In Changes to the current planning system, the government set out the importance of building the homes our communities need and putting in place measures to support our housing market to deliver 300,000 homes a year by mid-2020s. We set out that our proposed changes to the standard method were based on overarching principles as stated in paragraph 17 of the consultation. These were ensuring that the new standard method delivers a number nationally that is consistent with the

1543

commitment to plan for the delivery of 300,000 new homes a year, a focus on achieving a more appropriate distribution of homes, and on targeting more homes into areas where there are affordability challenges. We remain committed to these principles.

We have listened carefully to the feedback on our proposals, within the consultation and outside of this, including in Parliament, through discussions with stakeholders and in the media, have heard concerns that the distribution of need was not right. In particular, we heard that too much strain was being put on our rural areas and not enough focus was on the renewal of our towns and cities.

In addition, since we published the consultation, the way that the country lives, works and travels continues to change more rapidly than at any time since the war. This has implications, for example, on demand for commercial and retail floorspace in our cities and urban areas. We want our towns and cities to emerge from the pandemic renewed and strengthened – more beautiful, more healthy, more environmentally sustainable and more neighbourly places, with greater public and private investment in urban housing and regeneration.

More broadly, we heard suggestions in the consultation that in some places the numbers produced by the standard method pose a risk to protected landscapes and Green Belt. We should be clear that meeting housing need is never a reason to cause unacceptable harm to such places. But harm or homes is not a binary choice. We can plan for well designed, beautiful homes, with access to the right infrastructure in the places where people need and want to live while also protecting the environment and green spaces communities most value. If we do this well, we can achieve all this whilst giving a new generation the chance to access the homes they deserve. The same chances generations before them were given. This is a matter of social justice and inter-generational fairness. It would be wrong for our built environment to respond only to the needs of older, wealthier people. We can and must strive to build more homes, but to do so with sensitivity and care for the environment, heritage and the character of existing communities.

A number of the concerns we have heard showed some misunderstanding about what was being proposed.

Many respondents to the consultation were concerned that the 'targets' provided by the standard method were not appropriate for individual local authority areas. Within the current planning system the standard method does not present a 'target' in plan-making, but instead provides a starting point for determining the level of need for the area, and it is only after consideration of this, alongside what constraints areas face, such as the Green Belt, and the land that is actually available for development, that the decision on how many homes should be planned for is made. It does not override other planning policies, including the protections set out in Paragraph 11b of the NPPF (<https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development#para011>) or our strong protections for the Green Belt. It is for local authorities to determine precisely how many homes to plan for and where those homes most appropriately located. In doing this they should take into account their local circumstances and constraints. In order to make this policy position as clear as possible, we will explore how we can make changes through future revisions to the National Planning Policy Framework, including whether a renaming of the policy could provide additional clarity.

Next steps

Proposal

Having taken the responses into account, we have decided the most appropriate approach is to retain the standard method in its current form. However, in order to meet our principles of delivering more homes on brownfield land we will apply a 35 per cent uplift to the post-cap number generated by the standard method to Greater London and to the local authorities which contain the largest

1544

proportion of the other 19 most populated cities and urban centres in England. This is based on the Office for National Statistics list of Major Towns and Cities, ranked in order of population size using the latest mid-year population estimates provided by the Office for National Statistics.

As at the date of this government response and in order of size beginning with the largest as per the 2019 mid-year estimates (latest estimates), these places are: London, Birmingham, Liverpool, Bristol, Manchester, Sheffield, Leeds, Leicester, Coventry, Bradford, Nottingham, Kingston upon Hull, Newcastle upon Tyne, Stoke-on-Trent, Southampton, Plymouth, Derby, Reading, Wolverhampton, and Brighton and Hove.

The 20 authorities which contain the largest proportion of the city or urban centre's population will have the 35 per cent uplift applied. The cities and urban centres list was objectively determined using national datasets provided by the Office for National Statistics to determine the urban local authorities which contain the largest proportion of the 20 most populated cities and urban centres in England.

Our rationale for doing this is as follows.

Rationale for cities and urban centres uplift

In relation to the cities and urban centres uplift, we have heard representations that we can do more to increase home-building in existing urban areas to make the most of previously developed brownfield land over and above that in the existing standard method. There are three strong reasons for doing so. First, building in existing cities and urban centres ensures that new homes can maximise existing infrastructure such as public transport, schools, medical facilities and shops. Second, there is potentially a profound structural change working through the retail and commercial sector, and we should expect more opportunities for creative use of land in urban areas to emerge. Utilising this land allows us to give priority to the development of brownfield land, and thereby protect our green spaces. And third, our climate aspirations demand that we aim for a spatial pattern of development that reduces the need for unnecessary high-carbon travel. We have heard support for these objectives. We have chosen a 35 per cent uplift to ensure consistency with the government's Manifesto commitment to see 300,000 homes per year delivered by the mid 2020s. The Government is also keen to ensure that all areas plan for the right, size, type and tenure of homes, and in particular to ensure that appropriate numbers of family homes come forward, and would encourage these all places, but particular the urban centres, to consider carefully how they deliver the right mix for their communities. Getting this mix right will maximise the beneficial impact that the delivery of more homes can bring. For example, planning for the right size homes can help address affordability and planning for specialist housing such as older peoples' housing can have the knock-on effect of freeing up much needed family homes. In addition, planning for more routes into home ownership, such as First Homes and Shared Ownership, will help younger people make that important first step onto the housing ladder.

The increase in the number of homes to be delivered is expected to be met by the cities and urban centres themselves, rather than the surrounding areas. In considering how need is met in the first instance, brownfield and other under-utilised urban sites should be prioritised to promote the most efficient use of land. Development should align with the character of local neighbourhoods in urban areas and support the building of green homes. This is to ensure that homes are built in the right places, to make the most of existing infrastructure, and to allow people to live nearby the services they rely on, making travel patterns more sustainable. Local planning authorities should co-operate on that basis, notwithstanding any longer-term proposals set out in the Planning for the Future White Paper which explain that we intend to abolish the Duty to Cooperate. We will set out any decisions and any associated proposed implementation following from consideration of the responses to that consultation in due course

This cities and urban centres uplift is being implemented through revisions to the relevant planning practice guidance.

1545

Rationale for retaining current approach

In addition, and having reflected on the points made through the consultation, the government has concluded that this approach will provide stability and certainty for plan-making and decision-making, so that local areas can get on and plan based on a method and level of ambition that they are familiar with. We know that change can cause uncertainty and delays and after a year of uncertainty due to COVID-19 it is particularly important that the standard method does not act as a barrier to planning for the homes needed. In particular:

- We will continue to use the 2014-based household projections. The government has carefully considered whether to use the 2018-based household projections and has concluded that, due to the substantial change in the distribution of housing need that would arise as a result, in the interests of stability for local planning and for local communities, it will continue to expect only the use of the 2014-based projections.
- The government wants to ensure that work continues to progress Local Plans through to adoption as soon as possible and, at a minimum, by the end of 2023 to help ensure that the economy can rebound from COVID-19.
- We will continue to specify that the most recent affordability ratios should be used ensuring relevant market signals continue to play a role.
- The government will retain the provision that caps increases in local housing need in each planning cycle at 40%, except for in areas where the cities uplift is applied.

London

It is clear that in London, in the medium term, there will need to be a much more ambitious approach to delivering the homes the capital needs. The Secretary of State for Housing, Communities and Local Government expects to agree the London Plan with the Mayor shortly. This new plan, when adopted, will set London's housing requirement for the next 5 years. The local housing need uplift we are setting out today will therefore only be applicable once the next London Plan is being developed. In order to support London to deliver the right homes in the right places, the government and Homes England are working with the Greater London Authority to boost delivery through the Home Building Fund. Homes England has been providing expertise and experience to support the development of key sites in London. Sites like Old Oak Common, Nine Elms and Inner East London provide opportunities to deliver homes on significant brownfield sites. The Secretary of State for Housing, Communities and Local Government will consider giving Homes England a role in London to help meet this challenge, working more closely with the Greater London Authority, boroughs and development corporations to take a more direct role in the delivery of strategic sites in London and the preparation of robust bids for the new National Homebuilding Fund.

Transition

In providing the important clarity and certainty to enable places to rapidly progress with their plans, and making no changes to the existing standard method, there will be no direct impact on the majority of authorities. These should continue to bring forward plans as quickly as possible. However, there will be transitional arrangements for those cities and urban centres delivering the additional cities and urban centres uplift. From the date of publication of the amended planning practice guidance which implements the cities and urban centres uplift, authorities already at Regulation 19[2], will have six months to submit[3] their plans to the Planning Inspectorate for examination, using the previous standard method[4]. In recognition that some areas will be very close to publishing their Regulation 19[5] plan, these areas will be given three months from the publication date of the revised

1546

guidance to publish their Regulation 19 plan, as well as a further six months from the date they publish their Regulation 19 plan to submit their plan to the Planning Inspectorate for examination, to benefit from the transition period.

The standard method has a role not only in plan-making, but is also used in planning decisions to determine whether an area has identified a 5 year land supply for homes and for the purposes of the Housing Delivery Test (where strategic policies are more than five years old). Where this applies, the revised standard method (inclusive of the cities and urban areas uplift) will not apply for a period of six months from the publication of the amended planning practice guidance. After 6 months, the new standard method will apply.

Question responses

Question 1

Do you agree that planning practice guidance should be amended to specify that the appropriate baseline for the standard method is whichever is the higher of the level of 0.5% of housing stock in each local authority area OR the latest household projections averaged over a 10-year period?

Question 1 response

There were 2,121 responses to this question, with 1,952 respondents providing a comment, and 1,546 providing a yes/no/not sure response. The percentages quoted below relate specifically to those respondents where their response could be quantified, in other words, those who provided a yes/no/not sure response.

20% of organisations supported this proposal, with 66% disagreeing and the remaining respondents (14%) not sure.

7% of individuals supported this proposal, with 83% disagreeing, and the remaining respondents (10%) not sure.

Overall, this resulted in 14% support for the proposal, 74% against and 12% not sure.

Points raised from those who commented include:

- Local authorities support the principle of bringing stability to the method, agreeing that it could spread housing more fairly across the country. However, they noted that stock is not a determinant of future housing need and acknowledged the volatility and unpredictability of household projections.
- Developers and the construction sector consider that the proposals would introduce a simpler method of quantifying the amount of housing an area needs. These respondents welcome a move away from the over-reliance on household projections, with some supporting a higher baseline figure for housing stock.
- There are merits in introducing an element of standardisation to assess housing need to reduce uncertainty and increase data transparency. The proposals were seen as a positive addition to allow local planning authorities to plan for growth more effectively, but did not go far enough to support the levelling-up agenda.
- Respondents acknowledge the known limitations of household projections from the consultation document but recognise it is a reliable and accessible dataset, and that the housing stock figure merely reinforces existing patterns of growth.

Government response

1547

We are no longer proposing to take forward a stock element in the changes to the standard method and we propose to maintain the 2014-based household projections. The government has carefully considered whether to use the 2018-based household projections and has concluded that, due to the substantial change in the distribution of housing need that would arise as a result, in the interests of stability for local planning and for local communities, it will continue to expect only the use of the 2014-based projections. Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 2

In the stock element of the baseline, do you agree that 0.5% of existing stock for the standard method is appropriate? If not, please explain why.

Question 2 response

There were 1,502 responses overall to this question with 1,240 respondents providing a comment and 1,293 providing a yes / no / not sure response. The percentages quoted below relate to those who provided a yes / no / not sure response.

18% of organisations supported this proposal, with 65% disagreeing and the remaining respondents (17%) not sure.

9% of individuals supported this proposal, with 71% disagreeing, and the remaining respondents (20%) not sure.

Overall, this resulted in 14% support for the proposal, 68% against and 19% not sure.

Points raised from those who commented include:

- Where the use of stock is supported, across a range of stakeholders there were suggestions that the level of stock should be higher, with suggestions ranging mostly between 0.7 and 1%.
- Linked to this were concerns from across the different groups about the different impacts the proposed level of 0.5% stock would have in different parts of England, including leading to more homes in London and the South East than the North, which does not sufficiently support the government's levelling up agenda.
- Those who are concerned felt that the focus on stock does not directly reflect need or demand. There are also concerns from local authorities, community groups and individuals, about the potential detrimental impact on rural areas or areas with constraints.

Government response

We are no longer proposing to take forward a stock element in the changes to the standard method.

Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 3

Do you agree that using the workplace-based median house price to median earnings ratio from the most recent year for which data is available to adjust the standard method's baseline is appropriate? If not, please explain why.

Question 3 response

1548

There were 1,567 responses to this question, with 1,301 respondents providing a comment, and 1,382 providing a yes/no/not sure response. The percentages quoted below relate specifically to those respondents where their response could be quantified, in other words, those who provided a yes/no/not sure response.

31% of organisations supported this proposal, with 56% disagreeing and the remaining respondents (13%) not sure.

9% of individuals supported this proposal, with 74% disagreeing, and the remaining respondents (18%) not sure.

Overall, this resulted in 20% support for the proposal, 65% against and 16% not sure.

Points raised from those who commented include:

- For those supporting the measure, respondents suggest the workplace-based median house price to median earnings ratio is the most appropriate and relevant metric to use, although some respondents noted that renters were not taken into account in this ratio.
- Concerns about the effect of commuters on the affordability ratio, such as where high earners impact on local affordability especially in London and the South-East. Some respondents suggest the residence-based ratio could be used to overcome this. Comments also indicated that this could result in a geographical disparity between the north and south.
- That focus on affordability is too narrow, stating that house prices are affected by other factors than only supply (such as interest rates, economic growth) which can impact the affordability of an area.
- That there may be effects of COVID-19 on house prices and earnings, which could affect the affordability ratio going forward. Some respondents suggest using a longer period to overcome year-on-year volatility.

Government response

In relation to the issue of the most appropriate affordability assessment to use, workplace-based or residence-based, we intend to continue using the workplace-based earnings ratio, published annually by the Office for National Statistics. This compares the median salary earned in a local authority against the median house price in that same authority area. This ratio is used as people typically choose to live close to where they work – and therefore is a proxy for demand within the housing market.

Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 4

Do you agree that incorporating an adjustment for the change of affordability over 10 years is a positive way to look at whether affordability has improved? If not, please explain why.

Question 4 response

There were 1,430 responses to this question, with 1,113 respondents providing a comment, and 1,251 providing a yes/no/not sure response. The percentages quoted below relate specifically to those respondents where their response could be quantified, in other words, those who provided a yes/no/not sure response.

1549

36% of organisations supported for this proposal, with 49% disagreeing and the remaining respondents (14%) not sure.

17% of individuals supported this proposal, 59% disagreeing, and the remaining respondents (24%) not sure.

Overall, this resulted in 27% support for the proposal, 54% against and 19% not sure.

Points raised from those who commented include:

- Those respondents who show support considered the 10-year change proposal to be reasonable, logical or proportionate. Comments were that it worked well alongside the 10-year household projections time period and would make the methodology responsive to longer term trends as well as sudden changes such as a recession.
- For some people the 10-year period was not appropriate and should be either longer (20 years), shorter (5 years, (most commonly suggested by local authorities)), or a rolling average.
- That proposals overcomplicate the calculation by double counting affordability, or conversely oversimplify the approach by not including other important factors – for example developers suggested including job density data as another factor.
- There is comment, including from planning and development consultancies, that this would not support the levelling up agenda between North and South.

Government response

We no longer propose to introduce this element to the standard method.

Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 5

Do you agree that affordability is given an appropriate weighting within the standard method? If not, please explain why.

Question 5 response

There were 1,620 responses to this question, with 1,352 respondents providing a comment, and 1,178 providing a yes/no/not sure response. The percentages quoted below relate specifically to those respondents where their response could be quantified, in other words, those who provided a yes/no/not sure response.

22% of organisations supported this proposal, with 60% disagreeing and the remaining respondents (18%) not sure.

10% of individuals supported this proposal, with 66% disagreeing and the remaining respondents (24%) not sure.

Overall, this resulted in 16% support for the proposal, 63% against and 21% not sure.

Points raised from those who commented include:

ISSO

- Affordability is given too great a weight in the proposals resulting in excessive uplift over the baseline, relative to other factors such as constraints, according to the majority of those opposed. Conversely, a very small number thought the weighting should be higher, with developers keen to ensure that constraints do not cause final figures to drop.
- Certain groups are more favourable to the proposals, particularly the development industry.
- Concern that the approach would skew housing need too strongly towards expensive regions such as London and the South East, and would therefore be detrimental in levelling-up the North. A related, less commonly expressed, concern is that development would be channelled towards expensive but sensitive rural areas and protected landscapes.
- More generally, a common view is that the additional dwellings delivered due to the affordability uplift would not actually have the desired effect of reducing house prices.

Government response

In recognition of concerns that affordability was over-emphasised in our proposals, the new approach will not put any additional weighting on affordability within the formula. The existing weighting will be maintained.

Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 6

Do you agree that authorities should be planning having regard to their revised standard method need figure, from the publication date of the revised guidance, with the exception of: Authorities which are already at the second stage of the strategic plan consultation process (Regulation 19), which should be given 6 months to submit their plan to the Planning Inspectorate for examination? If not, please explain why. Are there particular circumstances which need to be catered for?

Question 6 response

There were 1,309 responses to this question, with 994 respondents providing a comment, and 1,078 providing a yes/no/not sure response. The percentages quoted below relate specifically to those respondents where their response could be quantified, in other words, those who provided a yes/no/not sure response.

35% of organisations showed support for this proposal, with 41% disagreeing and the remaining respondents (23%) not sure.

19% of individuals supported this proposal, with 55% disagreeing and the remaining respondents (26%) not sure.

Overall, this resulted in 27% support for the proposal, 48% against and 25% not sure.

Points raised from those who commented include:

- A six-month transition period is felt to be too short by many respondents and should be extended. Suggestions included nine to twelve months, particularly in light of current resourcing pressures faced by local authorities in meeting these timescales. They also consider that it would provide an opportunity to reflect on the COVID-19 crisis with the potentially substantial

1551

implications on the housing market, and the effects of a change to home working, as well as future use of office property, commuting patterns, demand for larger homes and access to green spaces.

- Developers consider that six months is appropriate in recognising the need for a transition period, although some felt it may be too long to ensure that housing numbers are brought up to date quickly. Comment also included that the transition period may create a period of uncertainty while areas process what the changes mean for them, potentially delaying delivery, while other plans might be rushed through ill-advisedly.
- There are concerns about the consequential impact of the new LHN in relation to calculations of the 5-year land supply, and the presumption in favour of sustainable development, and comment that further transitional arrangements should be applied here.

Government response

We anticipate that transitional arrangements will only apply to a small number of authorities. We intend to implement a transition period as proposed in the consultation (i.e. authorities already at Regulation 19 will be given six months from the publication date of the revised guidance to submit their plans to the Planning Inspectorate under the existing standard method). However, this transition period is only for those areas delivering the additional cities and urban centres uplift and will not apply to other areas. We recognise concerns expressed by some in the consultation that the six months transition period may be too short, but we feel that six months is appropriate to ensure that the country begins planning for the numbers of homes we need without significant delay.

In recognition that the standard method has a role not only in plan-making, but also is used in planning decisions to determine whether an area has identified a 5-year land supply for homes and for the purposes of the Housing Delivery Test (where strategic policies are more than five years old), we want to be clear how the new standard method applies in these circumstances. For those areas with the additional cities and urban uplift, transitional arrangements will apply in decision-making in applying the standard method, to ensure that the 20 cities and urban centres are not immediately affected by increased land supply expectations. These transitional arrangements will apply for six months from the date of publication of the guidance. After six months, the standard method will apply.

Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 7

Do you agree that authorities should be planning having regard to their revised standard method need figure, from the publication date of the revised guidance, with the exception of: Authorities close to publishing their second stage consultation (Regulation 19), which should be given 3 months from the publication date of the revised guidance to publish their Regulation 19 plan, and a further 6 months to submit their plan to the Planning Inspectorate? If not, please explain why. Are there particular circumstances which need to be catered for?

Question 7 response

There were 1,317 responses to this question, with 987 respondents providing a comment, and 1,084 providing a yes/no/not sure response. The percentages quoted below relate specifically to those respondents where their response could be quantified, in other words, those who provided a yes/no/not sure response.

1552

33% of organisations supported this proposal, with 44% disagreeing and the remaining respondents (23%) not sure.

19% of individuals supported this proposal, with 54% disagreeing and the remaining respondents (27%) not sure.

Overall, this resulted in 26% support for the proposal, 49% against and 25% not sure.

Points raised from those who commented include:

- The significant constraints imposed by typical resourcing levels at local authorities, allowing for existing plan-making work, the practical circumstances of the COVID-19 pandemic, and the realistic ability of local authorities being able to progress a local plan to second stage consultation in the timescale proposed.
- Suggestions for a longer transition period, particularly from local authorities, to publish a second stage consultation. An extension from three to six months is generally the most common suggested, although other suggestions were that areas that have published a first stage consultation should benefit from transitional arrangements.
- Other alternatives include a shorter or narrower transition period (particularly suggested by developers), no transition measures at all, or considering wider modifications to the application of LHN in the planning process.

Government response

See section on transitional arrangements for specific details of how the transitional arrangements will apply. We recognise concerns expressed by some in the consultation that transition periods may be too short, but we consider that the detailed proposals set out are appropriate to ensure that the country begins planning for the numbers of homes we need without significant delay.

Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

Question 35

In light of the proposals set out in this consultation, are there any direct or indirect impacts in terms of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations on people who share characteristics protected under the Public Sector Equality Duty? If so, please specify the proposal and explain the impact. If there is an impact – are there any actions which the department could take to mitigate that impact?

Question 35 response

This question did not ask for yes / no / not sure options. There were 845 comment responses to this question.

It should be noted that this question related to all the policy areas consulted on in the 'Changes to the current planning system' consultation - changes to the standard method; securing First Homes through developer contributions; temporarily lifting the small sites threshold; and extending the current Permission in Principle to major development.

The analysis below relates only to the equality aspects related to the standard method. Those issues related to the remaining policy areas will be considered separately.

1553

Points raised from those who commented include:

- With regard to transitional proposals, the importance of ensuring everyone has sufficient opportunity to engage in any local plan consultation processes, particularly where internet access or access to technology is an issue for some demographics and some areas of the country.
- Concern that Gypsies and Travellers are not sufficiently accounted for in the proposed overall housing numbers.
- That unrealistic housing targets might be created by not accounting for communal establishments.
- That proposals penalise those with equity saved in their homes, likely older people; prioritises homeownership which will benefit particular groups over others; and do not support the levelling-up agenda by not supporting economically deprived areas which have, for example, a greater proportion of BAME individuals.
- Perceived reduction in Local Authority influence on housing need and allocation under the proposals.

Government response

The equality impact question was focused on the impacts of the consultation proposals which were not taken forward. However, the final policy proposals were considered in light of a detailed assessment of the equality impacts as required by the Public Sector Equality Duty (PSED).

As part of the PSED we sourced the relevant population and equality data using mid-year estimates and Annual Population Survey data to understand the impact a cities and urban centres uplift would have on our existing policy, comparing data between the 20 cities and urban centres and the England average. We concluded that uplifting the housing numbers in these cities and urban centres would appear to support younger people proportionately more, as well as men and those not reporting as white UK national. This will help support those from different ethnic minorities and younger people to access a greater number of homes. In particular this will support younger people into home ownership. While this may also mean that older people, women and those reporting as white UK national are less likely to live in cities and urban centres, we feel that this is mitigated by the fact that those areas which will not have a cities and urban centres uplift will continue with the same standard method as previously, so they do not experience a decrease in the number of homes being planned for. Please refer to the policy response, stated under Proposed changes to the standard method for assessing local housing need and Next Steps.

[2] For Spatial Development Strategies this would refer to consultation under s335(2) of the Greater London Authority Act 1999

[3] For spatial development strategies, 'submission' in this context means the point at which the Mayor sends to the Panel copies of all representations made in accordance with regulation 8(1) of the Town and Country Planning (London Spatial Development Strategy) Regulations 2000, or equivalent.

[4] As contained housing and economic needs assessment planning practice guidance, published February 2019

[5] For Spatial Development Strategies this would refer to consultation under s335(2) of the Greater London Authority Act 1999

1554

Print this page

1555

Indicative Local Housing Need (December 2020 Revised Methodology)

Published 16th December 2020

All figures presented are based on data available at the date of publication and should not be
All plans annual requirement figures used within the cap (step 3) have not been fully verified.
All figures have been rounded to the nearest whole number.

ONS Code	Local Authority Name
E07000223	Adur
E07000026	Allerdale
E07000032	Amber Valley
E07000224	Arun
E07000170	Ashfield
E07000105	Ashford
E07000004	Aylesbury Vale
E07000200	Babergh
E08000016	Barnsley
E07000027	Barrow-in-Furness
E07000066	Basildon
E07000084	Basingstoke and Deane
E07000171	Bassetlaw
E06000022	Bath and North East Somerset
E06000055	Bedford
E08000025	Birmingham
E07000129	Blaby
E06000008	Blackburn with Darwen
E06000009	Blackpool
E07000033	Bolsover
E08000001	Bolton
E07000136	Boston
E06000028	Bournemouth
E06000036	Bracknell Forest
E08000032	Bradford
E07000067	Braintree
E07000143	Breckland
E07000068	Brentwood
E06000043	Brighton and Hove
E06000023	Bristol, City of
E07000144	Broadland
E07000234	Bromsgrove
E07000095	Broxbourne
E07000172	Broxtowe
E07000117	Burnley
E08000002	Bury
E08000033	Calderdale
E07000008	Cambridge
E07000192	Cannock Chase
E07000106	Canterbury
E07000028	Carlisle

1556

E07000069	Castle Point
E06000056	Central Bedfordshire
E07000130	Charnwood
E07000070	Chelmsford
E07000078	Cheltenham
E07000177	Cherwell
E06000049	Cheshire East
E06000050	Cheshire West and Chester
E07000034	Chesterfield
E07000225	Chichester
E07000005	Chiltern
E07000118	Chorley
E07000048	Christchurch
E07000071	Colchester
E07000029	Copeland
E07000150	Corby
E06000052	Cornwall
E07000079	Cotswold
E06000047	County Durham
E08000026	Coventry
E07000163	Craven
E07000226	Crawley
E07000096	Dacorum
E06000005	Darlington
E07000107	Dartford
E07000151	Daventry
E06000015	Derby
E07000035	Derbyshire Dales
E08000017	Doncaster
E07000108	Dover
E08000027	Dudley
E07000009	East Cambridgeshire
E07000040	East Devon
E07000049	East Dorset
E07000085	East Hampshire
E07000242	East Hertfordshire
E07000137	East Lindsey
E07000152	East Northamptonshire
E06000011	East Riding of Yorkshire
E07000193	East Staffordshire
E07000061	Eastbourne
E07000086	Eastleigh
E07000030	Eden
E07000207	Elmbridge
E07000072	Epping Forest
E07000208	Epsom and Ewell
E07000036	Erewash
E07000041	Exeter
E07000087	Fareham
E07000010	Fenland

E07000112	Folkestone and Hythe
E07000201	Forest Heath
E07000080	Forest of Dean
E07000119	Fylde
E08000037	Gateshead
E07000173	Gedling
E07000081	Gloucester
E07000088	Gosport
E07000109	Gravesham
E07000145	Great Yarmouth
E07000209	Guildford
E06000006	Halton
E07000164	Hambleton
E07000131	Harborough
E07000073	Harlow
E07000165	Harrogate
E07000089	Hart
E06000001	Hartlepool
E07000062	Hastings
E07000090	Havant
E06000019	Herefordshire, County of
E07000098	Hertsmere
E07000037	High Peak
E07000132	Hinckley and Bosworth
E07000227	Horsham
E07000011	Huntingdonshire
E07000120	Hyndburn
E07000202	Ipswich
E06000046	Isle of Wight
E06000053	Isles of Scilly
E07000153	Kettering
E07000146	King's Lynn and West Norfolk
E06000010	Kingston upon Hull, City of
E08000034	Kirklees
E08000011	Knowsley
E07000121	Lancaster
E08000035	Leeds
E06000016	Leicester
E07000063	Lewes
E07000194	Lichfield
E07000138	Lincoln
E08000012	Liverpool
E06000032	Luton
E07000110	Maidstone
E07000074	Maldon
E07000235	Malvern Hills
E08000003	Manchester
E07000174	Mansfield
E06000035	Medway
E07000133	Melton

E07000187	Mendip
E07000042	Mid Devon
E07000203	Mid Suffolk
E07000228	Mid Sussex
E06000002	Middlesbrough
E06000042	Milton Keynes
E07000210	Mole Valley
E07000091	New Forest
E07000175	Newark and Sherwood
E08000021	Newcastle upon Tyne
E07000195	Newcastle-under-Lyme
E07000043	North Devon
E07000050	North Dorset
E07000038	North East Derbyshire
E06000012	North East Lincolnshire
E07000099	North Hertfordshire
E07000139	North Kesteven
E06000013	North Lincolnshire
E07000147	North Norfolk
E06000024	North Somerset
E08000022	North Tyneside
E07000218	North Warwickshire
E07000134	North West Leicestershire
E07000154	Northampton
E06000057	Northumberland
E07000148	Norwich
E06000018	Nottingham
E07000219	Nuneaton and Bedworth
E07000135	Oadby and Wigston
E08000004	Oldham
E07000178	Oxford
E07000122	Pendle
E06000031	Peterborough
E06000026	Plymouth
E06000029	Poole
E06000044	Portsmouth
E07000123	Preston
E07000051	Purbeck
E06000038	Reading
E06000003	Redcar and Cleveland
E07000236	Redditch
E07000211	Reigate and Banstead
E07000124	Ribble Valley
E07000166	Richmondshire
E08000005	Rochdale
E07000075	Rochford
E07000125	Rossendale
E07000064	Rother
E08000018	Rotherham
E07000220	Rugby

E07000212	Runnymede
E07000176	Rushcliffe
E07000092	Rushmoor
E06000017	Rutland
E07000167	Ryedale
E08000006	Salford
E08000028	Sandwell
E07000168	Scarborough
E07000188	Sedgemoor
E08000014	Sefton
E07000169	Selby
E07000111	Sevenoaks
E08000019	Sheffield
E06000051	Shropshire
E06000039	Slough
E08000029	Solihull
E07000006	South Bucks
E07000012	South Cambridgeshire
E07000039	South Derbyshire
E06000025	South Gloucestershire
E07000044	South Hams
E07000140	South Holland
E07000141	South Kesteven
E07000031	South Lakeland
E07000149	South Norfolk
E07000155	South Northamptonshire
E07000179	South Oxfordshire
E07000126	South Ribble
E07000189	South Somerset
E07000196	South Staffordshire
E08000023	South Tyneside
E06000045	Southampton
E06000033	Southend-on-Sea
E07000213	Spelthorne
E07000240	St Albans
E07000204	St Edmundsbury
E08000013	St. Helens
E07000197	Stafford
E07000198	Staffordshire Moorlands
E07000243	Stevenage
E08000007	Stockport
E06000004	Stockton-on-Tees
E06000021	Stoke-on-Trent
E07000221	Stratford-on-Avon
E07000082	Stroud
E07000205	Suffolk Coastal
E08000024	Sunderland
E07000214	Surrey Heath
E07000113	Swale
E06000030	Swindon

E08000008	Tameside
E07000199	Tamworth
E07000215	Tandridge
E07000190	Taunton Deane
E07000045	Teignbridge
E06000020	Telford and Wrekin
E07000076	Tendring
E07000093	Test Valley
E07000083	Tewkesbury
E07000114	Thanet
E07000102	Three Rivers
E06000034	Thurrock
E07000115	Tonbridge and Malling
E06000027	Torbay
E07000046	Torridge
E08000009	Trafford
E07000116	Tunbridge Wells
E07000077	Uttlesford
E07000180	Vale of White Horse
E08000036	Wakefield
E08000030	Walsall
E06000007	Warrington
E07000222	Warwick
E07000103	Watford
E07000206	Waveney
E07000216	Waverley
E07000065	Wealden
E07000156	Wellingborough
E07000241	Welwyn Hatfield
E06000037	West Berkshire
E07000047	West Devon
E07000052	West Dorset
E07000127	West Lancashire
E07000142	West Lindsey
E07000181	West Oxfordshire
E07000191	West Somerset
E07000053	Weymouth and Portland
E08000010	Wigan
E06000054	Wiltshire
E07000094	Winchester
E06000040	Windsor and Maidenhead
E08000015	Wirral
E07000217	Woking
E06000041	Wokingham
E08000031	Wolverhampton
E07000237	Worcester
E07000229	Worthing
E07000238	Wychavon
E07000007	Wycombe
E07000128	Wyre

E07000239
E06000014

Wyre Forest
York

ONS Code	London Authority Area
E09000002	Barking and Dagenham
E09000003	Barnet
E09000004	Bexley
E09000005	Brent
E09000006	Bromley
E09000007	Camden
E09000001	City of London
E09000008	Croydon
E09000009	Ealing
E09000010	Enfield
E09000011	Greenwich
E09000012	Hackney
E09000013	Hammersmith and Fulham
E09000014	Haringey
E09000015	Harrow
E09000016	Havering
E09000017	Hillingdon
E09000018	Hounslow
E09000019	Islington
E09000020	Kensington and Chelsea
E09000021	Kingston upon Thames
E09000022	Lambeth
E09000023	Lewisham
E09000024	Merton
E09000025	Newham
E09000026	Redbridge
E09000027	Richmond upon Thames
E09000028	Southwark
E09000029	Sutton
E09000030	Tower Hamlets
E09000031	Waltham Forest
E09000032	Wandsworth
E09000033	Westminster
London Total	

Joint Plan Area
Broadland; Norwich; South Norfolk
East Dorset, Christchurch
Lincoln, North Kesteven, West Lindsey
North Devon, Torridge
West Dorset, Weymouth and Portland
Malvern Hills, Worcester, Wychavon
Plymouth, South Hams, West Devon

ONS Code	Reorganised Authority Name
E07000244	East Suffolk
E07000246	Somerset West and Taunton
E07000245	West Suffolk
E06000058	Bournemouth, Christchurch and Poole
E06000059	Dorset

ONS Code	Re-organised Authority Predecessor Authority Name
E06000028	Bournemouth
E07000050	North Dorset
E06000029	Poole
E07000051	Purbeck
E07000205	Suffolk Coastal
E07000206	Waveney
E07000190	Taunton Deane
E07000191	West Somerset
E07000201	Forest Heath
E07000204	St Edmundsbury

Notes:

1. Plan numbers are for the local planning authorities that relate to the local authority areas
2. Where a number of LA/LAs within a newly re-organised authority are part of a joint plan, a
3. Where a indicative result of "-" has been noted, the data does not allow for a calculation to
4. Where joint plans annual requirement figures are not able to split between authorities or v
5. A total London number is provided as it is for the Mayor to allocate need within London. For

Sources:

1. 2019 Affordability Ratio; House price to workplace-based earnings ratio, ONS
2. 2014-Based Household Projection, MHCLG
3. 2019 Mid-Year Population Estimates, ONS
4. ONS Major Towns and Cities, ONS
5. Local Plans Data, MHCLG

Contact:

planningpolicy@communities.gov.uk

considered as definitive for local planning decision or plan making as the inputs to the standard method are variable a

Indicative Local Housing Need (December 2020)

248
106
381
1,368
481
970
1,398
416
866
-
1,001
884
288
648
1,305
4,829
345
154
121
224
776
249
614
2,300
857
661
453
1,247
3,196
379
594
368
62
601
800
658
276
1,120
193

Refer to corresponding re-organised authority

Refer to corresponding joint plan

1564

354
2,386
1,105
946
531
756
1,068
584
229
753
343
569

Refer to corresponding joint plan

1,078
11
506
2,820
487
1,266
2,325
150
476
1,023
165
776
348
1,189
230
546
596
636
597
928

Refer to corresponding joint plan

623
1,145
423
457
908
430
675
694
95
633
953
577
392
625
514
538

1565

752
Refer to corresponding re-organised authority
370
272
445
458
658
344
655
357
787
246
196
550
473
364
286
180
451
504
846
716
263
452
920
976
56
459
688
-
526
538
536
1,666
261
410
3,763
2,341
385
321
Refer to corresponding joint plan
2,103
595
1,186
308
Refer to corresponding joint plan
3,527
275
1,662
201

1566

599

367

535

1,114

256

1,806

453

729

494

1,399

355

Refer to corresponding joint plan

Refer to corresponding re-organised authority

252

211

973

Refer to corresponding joint plan

396

552

1,365

803

171

359

1,288

651

Refer to corresponding joint plan

1,551

429

167

693

762

146

926

Refer to corresponding joint plan

Refer to corresponding re-organised authority

855

250

Refer to corresponding re-organised authority

876

89

174

644

143

12

503

360

190

736

566

525

1567

531
604
260
122
184
1,344
1,488
172
746
623
342
711
2,877
1,177
863
807
431
1,085
548
1,412

Refer to corresponding joint plan

418
732
198

Refer to corresponding joint plan

503
608
191
685
254
341
1,353
1,181
606
893

Refer to corresponding re-organised authority

434
400
185
444
1,079
472
675
603
635

Refer to corresponding re-organised authority

558
328
1,038
1,030

1568

651
149
646
Refer to corresponding re-organised authority
758
510
866
550
564
1,085
624
1,147
843
586
Refer to corresponding joint plan
1,369
678
706
661
970
882
855
627
787
Refer to corresponding re-organised authority
679
1,225
348
875
513
Refer to corresponding joint plan
Refer to corresponding joint plan
193
Refer to corresponding joint plan
563
Refer to corresponding re-organised authority
Refer to corresponding joint plan
905
2,006
692
754
779
431
789
1,013
Refer to corresponding joint plan
885
Refer to corresponding joint plan
764
296

1569

231
1,026

Indicative Local Housing Need (December 2020)

2,983
5,361
2,394
3,574
1,211
2,117
154
3,109
3,188
4,397
4,408
2,514
1,736
2,495
2,538
2,579
3,651
1,554
3,117
1,347
2,038
2,259
4,178
2,051
4,882
2,122
595
4,453
807
6,190
3,206
3,425
2,946

93,579

Indicative Local Housing Need (December 2020)

2,008
806
1,086
756
800
1,263
1,517

1570

Indicative Local Housing Need (December 2020)

Refer to corresponding re-organised predecessor authorities
Refer to corresponding re-organised predecessor authorities
Refer to corresponding re-organised predecessor authorities
Refer to corresponding predecessor authorities and/or joint plan
Refer to corresponding predecessor authorities and/or joint plan

Indicative Local Housing Need (December 2020)

1,459
353
823
177
512
361
596
94
362
452

isted, but exclude the plans of National Parks, the Broads Authority and Development Corporations with plan-making
housing need figure is given at a joint plan level. The remaining predecessor authorities are given a need figure at their
be completed.

where the authorities within the joint plan have requested to be treated together (through HDT delta returns) a joint in
or the purpose of the Housing Delivery Test and 5 Years Land Supply individual local authority indicative numbers are p

1571