

Taylor Wimpey UK Ltd

ID: 536839



## MATTER 2: LOCAL HOUSING NEED AND THE NEED FOR EMPLOYMENT LAND (POLICIES 6A AND 10A AND SUPPORTING TEXT)



**Pegasus Group**

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

**DESIGN** **ENVIRONMENT** **PLANNING** **ECONOMICS** **HERITAGE**

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales  
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

- 2.1 Is the local housing need figure of 5,520 dwellings for the period 2016- 2036 (276 dwellings per year (dpa)) a sound basis for the plan? Particularly, is the figure adequately informed by:**
- a) the implications of the population and household projections in the past decade (including the 2018-based projections published in 2020) and alternative trend scenarios for population growth, household formation rates, net migration and economic factors;**
  - b) affordability and the need for affordable housing; and**
  - c) the Government's objective of significantly boosting the supply of homes?**

2.1.1 To determine the housing requirements for Wyre Forest, the local planning authority has commissioned consultants to identify the appropriate housing need taking into consideration relevant factors identified in the NPPF and Planning Practice Guidance.

2.1.2 The Council's Housing Needs Study (HNS 2018) **[HOU01]** has regard to the Government's standard method for calculating housing need and identifies a minimum 276 dwellings per year utilising the 2016 Sub-National Household Projections (2016 SNHP) rather than the 2014 SNHP. It is noted that the HNS 2018 also considers further scenario analysis to verify whether the figure provided by the Government's standard method is appropriate to Wyre Forest, having regard to affordable housing need and economic growth aspirations.

2.1.3 If the Wyre Forest District local housing need figure is calculated using the 2014 based SNHP the resultant housing need figure would be 4,960 dwellings (248 dwellings per annum). However, this lower figure would undermine the ability for economic aspirations to be achieved and would reduce the ability for affordable housing needs to be met.

2.1.4 The Council's approach is justified on grounds that it wishes to be ambitious with its housing requirement figure in order to support economic growth and affordable housing delivery. This approach is supported by Taylor Wimpey UK Ltd (TW) and supported by Planning Practice Guidance, which states:

*"The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt*

*to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates”.*

**[PPG ID: 2a-010]**

2.1.5 The Government’s primary reason for disregarding the 2016-based SNHP was that nationally the Government’s objective of significantly boosting the supply of homes to 300,000 per annum was undermined however this is not the case for Wyre Forest where the requirement is clearly higher utilising the 2016 SNHP.

2.1.6 As the Council’s approach of utilising the 2016 SNHP provides a higher level of projected housing need than the 2014 *SNHP*, it provides an output that remains consistent with the Governments objective to “*ensure that historic under-delivery and declining affordability are reflected,*” and it remains consistent with the “*Government’s objective of significantly boosting the supply of homes.*” **[PPG ID: 2a-005]**

2.1.7 The most up to date Sub-National Household Projections are now the 2018 SNHP. The Office for National Statistics released the 2018-based household projections on 29<sup>th</sup> June and therefore post-dates the submission of the Wyre Forest Local Plan for EiP. It is noted that the Housing Topic Paper Addendum **[ED3A]** provides consideration of these projections. TW agrees that the increase in projected housing need through the 2018 SNHP provides further justification for establishing a minimum housing requirement of 276 dwellings per annum as set out the Local Plan and deviating from the Standard Method’s approach of utilising the 2014 SNHP.

2.1.8 In respect of affordability and the need for affordable housing, the Council’s Housing Needs Study 2018 **[HOU01]** has identified a significant affordable housing need of 158 dwellings per annum in the District representing 57% of the promoted local housing need. It is noted that in Wyre Forest District, median house prices have increased from £69,000 in 2000 to £184,000 in 2019. In 2019 the median house price to median earnings ratio was 7.12 meaning that it is unaffordable for many local people to buy or rent in the District. The delivery of affordable housing is an important consideration in determining the Council’s housing requirement figure. The scale of affordable housing required in Wyre Forest District therefore places

further importance on retaining a higher housing requirement to ensure these needs can be met.

2.1.9 TW supports the Council in increasing its housing need figure above the minimum standard method figure utilising the 2014SNHP to secure the delivery of additional affordable homes over the plan period.