

KIRKLEES LOCAL PLAN EXAMINATION  
STAGE 1 – MATTERS, ISSUES AND QUESTIONS:  
MATTER 3

**SITE ID:** H1796

**REPRESENTING:** Priory Asset Management LLP

**SITE:** Land north and east of Laverhills and Quaker Lane, Hightown

## **RESPONSE TO MATTER 3: OVERALL HOUSING NEED**

**Issue - Is the identified objectively assessed need of 31,140 dwellings soundly based and supported by robust and credible evidence?**

- 1.1 **Issue 3b** considers whether the demographic based projections in the Council's Strategic Market Housing Assessment (SHMA) (2016) provide a suitable starting point for establishing Objectively Assessed Need (OAN). The use of the 2014 based sub national household projections (SNHP), as a starting point, is supported and considered consistent with the Planning Practice Guidance (PPG). However, the 2014 rates fall below the rates stated in the SNHP figures for 2008 and 2012. As set out in the evidence base which supports the Sefton Local Plan, we would suggest that a partial catch up model is used so as to address the deficiencies of this lower figure, and the likelihood that household formation rates will rise over the next decade. The housing target should be adjusted so as to make an allowance for the temporarily suppressed figures compiled during a time of recession.
- 1.2 Whilst our client is supportive of the attempt to align the economic and housing strategies, we would suggest that the methodology used to reach this figure requires further thought. The methodology adopted by Kirklees Council involves retaining the existing employment rates amongst the over 65s, which is considered optimistic given the ageing nature of the population.
- 1.3 **Issue 3e** questions whether the assessment of OAN within the SHMA takes sufficient account of market signals and the backlog in delivery, in line with the advice in the PPG. The latest SHMA maintains the need to deliver 1,049 affordable homes per annum. The OAN has not been uplifted to meet this figure. An increase in the overall housing number should be considered in order to meet the identified affordable housing need within the borough. It is considered that an appropriate uplift to cater for affordable housing needs within the District's annual housing requirement would be at least 20%.

**Hourigan Connolly**  
**31 August 2017**