

# Housing Statement Guidance (Part 1): Determining Your Neighbourhood Development Plan's Housing Target

## Introduction

Boosting housing supply is a government priority. Housing targets for local authority areas are set through the Local Plan process.

Cornwall's Local Plan: Strategic Policies (Local Plan) document sets out, in Policy 2a, the key housing targets which are to be met (as a minimum) through the course of the plan period (2010-2030). These are presented as targets specific to our main towns and for wider Community Network Areas (CNAs). The housing figures set by the Local Plan take account of a reasonable provision [based on viability] of affordable housing and economic growth as well as other policy constraints such as the AONB (Area of Outstanding Natural Beauty). Consideration of supporting infrastructure and service provision has also been satisfied. Local Plan *Policy 3: Role and Function of Places* describes how these targets will be delivered: outside the main towns this will be through infill, rounding off, use of previously developed land, exception sites and through sites identified in Neighbourhood Development Plans (NDPs).

NDPs must be in 'general conformity' with the Local Plan and must show how they will meet or exceed the housing target for their NDP area. This housing target and the strategy the NDP adopts to deliver it should be clearly explained within a 'Housing Statement' section of your NDP. An example Housing Statement is presented at Appendix 1; you could use this example as a template for your own NDP's Housing Statement. We advise that all Housing Statements consider two main aspects:

1. The housing figure your NDP is planning for; and,
2. The approach your NDP takes in planning to deliver your housing target.

This guidance sheet focuses on the first element of the Housing Statement; determining your NDP's housing target. Figure 1 summarises the steps set out in this guidance sheet in a diagram. Separate guidance 'Housing Statement Guidance (Part 2): Planning to Deliver Your NDP Housing Target', relates to the second element of the Housing Statement and is available at [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

## 1. Your Areas Local Plan Housing Figure: The Starting Point

As a minimum, your NDP will need to set out how it plans to deliver your area's fair share of the Local Plan housing target, taking account of constraints. Whilst the larger towns are given a housing target in the Local Plan, for smaller towns and rural areas the housing target is given for the whole CNA, not divided to parish level. Cornwall's Neighbourhood Planning Team (NPT) will provide your area with an estimated Local Plan housing target at parish level (see Table 1 below), where this is calculated to include:

- all housing completions since 1<sup>st</sup> April 2010;
- the number of planning permissions for new dwellings (minus 10% in recognition that it is unlikely that all these permissions will be built by 2030); and,
- constraints elsewhere in the C.N.A (e.g. AONB).

You should consider this figure the minimum requirement (your baseline Local Plan housing target) and starting point for deciding whether additional homes are required.

An important aspect to note is that significant constraints, such as the existence of a designated AONB within your area, have already been accounted for in arriving at this baseline Local Plan figure and should not be used as an argument to further reduce the target. Parishes which are entirely AONB, or where the

main settlements are in the AONB, will receive a 0 target as their baseline, whereas the pro-rata share of some parishes may increase to offset such towns and villages which are wholly within the AONB and which therefore are protected from extensive growth.

## **2. Additional Housing Need**

Working from the baseline Local Plan housing target provided, now you need to consider, whether this is sufficient or whether your community would benefit from planning for a greater number of homes based on local circumstances. Factors to consider could include:

1. Results of any housing needs survey you carry out as part of your NDP process;
2. Numbers on the Homechoice register;
3. Feedback from local estate agents;
4. Whether additional houses (and population) would help sustain local services and facilities;
5. Whether developer investment could have benefits in terms of other infrastructure provision; and/or,
6. Whether your area would like to plan for the unplanned (i.e. plan for what happens if applications come in over and above the Local Plan target, which is often likely).

Key to this will also be general community feedback, but caution should be given to relying solely on community feedback with little regard to other evidence.

## **3. Arriving at your Housing Target**

Having considered your areas baseline Local Plan housing target and other factors which may justify an increase in this, you can now determine your overall NDP housing target. We advise that this is presented as an 'approximate' or 'in the region' figure as opposed to a precise number in order to give an element of flexibility and because the Examiner will not allow an upper limit to be set.

In arriving at your target figure you need to think about your strategy for delivering affordable housing, whether this is on site, with allocations of more than 10 dwellings, or through exceptions sites and be aware of the House Price Value Zone<sup>1</sup> which your town or parish falls within. Generally, open market housing is needed to deliver affordable houses and so, for example, if your NDP aims to deliver an additional 100 affordable homes only and with no open market properties, your NDP could risk being judged to be undeliverable. Local Plan Policies 8 and 9 set out how affordable housing will be delivered in Cornwall and your strategy must be in general conformity with this.

Once you have arrived at your NDPs draft housing target please discuss this with the Neighbourhood Planning Team.

## **4. Next Steps**

Once you have established your NDP draft housing target the preparation of your NDP policies will seek to guide how these new houses are accommodated. It is worth noting that you can come back at a later stage in your NDP process and revise your NDP housing target should it be required and based upon further evidence (hence why we refer to it as your NDP's 'draft' housing target at this stage). Remember that the process of developing your NDP is an iterative process; its elements can alter as you progress and learn more about your area and the wishes of your communities.

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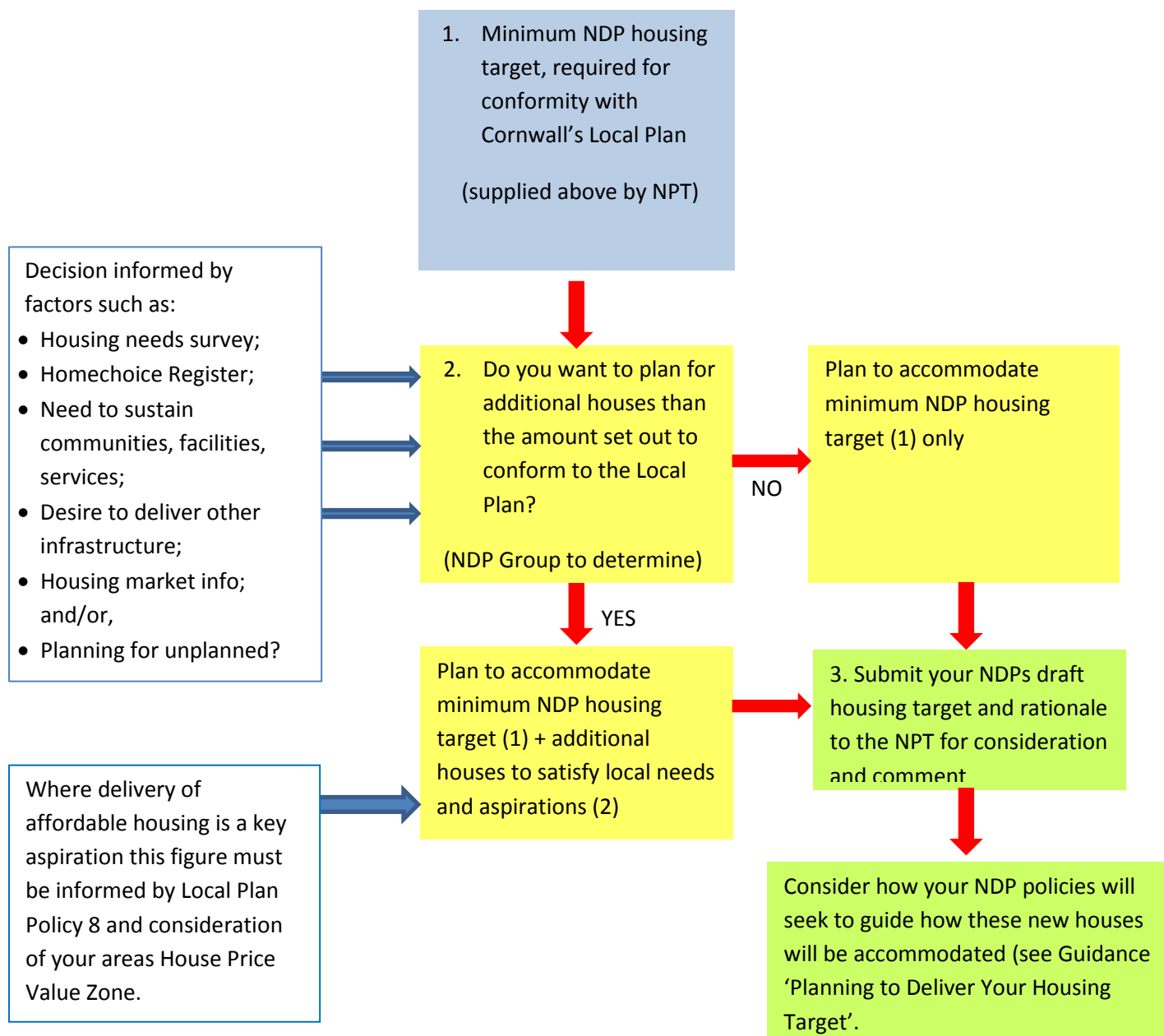
<sup>1</sup> See Affordable Housing Section of the Local Plan, available at [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

**Table 1: Minimum NDP housing target to be in conformity with Cornwall’s Local Plan.**

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
XXX CNA (Rural)				
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish’s share of the remaining Local Plan Target ((e÷100)xd)
XXX Parish				

\*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

**Figure 1: Determining your NDPs Housing Target (Flow Diagram)**



## Appendix 1: Template Housing Statement

### NDP Housing Requirement

Cornwall's Local Plan: Strategic Policies (Local Plan) apportions [1,500] dwellings to be delivered in the [seven] parishes that make up the rural area of [XXXX] Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Table 1, and show that as a minimum [XXXX Parish/XXXX Town] needs to deliver around [15] new dwellings between [2017] and 2030, to be considered in general conformity with the Local Plan.

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[XXXX] CNA (Rural)	1500	668	632	200
	(e) Adjusted Pro Rata rate*	(f) Town/Parish Commitments (-10%) (April 2017)	(g) Town/Parish Completions (April 2010 – April 2017)	(h) Town/Parish 's share of the remaining Local Plan Target ((e÷100)xd)
[XXXX] Parish	7%	45	26	14

\* Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

In addition, research carried out during the formation of the NDP (available within the [NDP Evidence Base Report]) has demonstrated that in order to [satisfy local housing demand], that a further [50] dwellings should be delivered. The [Parish/Town] NDP therefore seeks to deliver approximately [65] dwellings in the period [2017]-2030.

### Delivering the [Parish/Town] Housing Requirement

The [Parish/Town] NDP seeks to facilitate the delivery of approximately [65] dwellings through [allowing sufficient space for new housing within development boundaries and /or allocation of a specific site/s for development]. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of [Parish/Town]. Table 2 sets out an estimation of the number of dwellings that the [Parish/Town] NDP policies provide for. The policies facilitate delivery of an estimated [65] dwellings, meeting the NDP housing target.

Policy	Estimated number of dwellings
Policy 1: Village Development Boundary	10 (within development boundary)
Policy 2: Site Allocation SA1	25
Policy 5: Village Development Boundary	5 (within development boundary)
Policy 7: Site Allocation SA2	25
<b>Total number of houses planned for:</b>	<b>65</b>