

Housing Statement Guidance (Part 2): Planning To Deliver Your Housing Target

Introduction

NDPs must be in 'conformity' with Cornwall's Local Plan: Strategic Policies (Local Plan) and, in relation to the key housing targets, NDPs must show how they will meet the housing target for their area. The housing target for an NDP area and the means that the NDP seeks to accommodate this target 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.

Separate guidance 'Housing Statement Guidance (Part 1): Determining Your Neighbourhood Development Plan's Housing Target', relates to the first element of the Housing Statement and is available at www.cornwall.gov.uk; this guidance focuses on the second element; the approach your NDP takes in planning to deliver your housing target.

There are a number of main ways in which NDPs plan to deliver growth, these are summarised in the following section. Each NDP Area will have unique circumstances and not one approach will fit all; some may choose not to focus on housing delivery at all in their NDPs, leaving this to higher level policies; whilst, to others it may be key and a variety of policy options are included. It's important to keep your NDP housing figure in mind throughout your NDPs development, to ensure that your NDP policies facilitate this.

1. Main ways to plan for development

Table 1 provides a summary of the main ways that NDP policies can plan to deliver housing development, together with some pro's and con's of each; more detailed guidance is also signposted. Your NDP may adopt one, all or a mixture of these policies across your NDP Area, no one area is the same.

Policy Options	Advantages	Disadvantages
None – leave to higher level policies (e.g. Local Plan Policies). Further info available in the <i>Local Plan</i> .	<p>Less work for the Parish.</p> <p>Leaves the decisions to planners based on higher level policies (which are designed in order to manage growth sustainably whilst protecting and enhancing important assets).</p> <p>If a parish's housing needs are predominantly for affordable housing, an NDP may want to leave decisions to the higher level policies in order to maximise the number of proposals classed as Rural Exceptions Sites (see below).</p>	<p>The NDP is your communities chance to direct the future development of their area. To base decisions on the higher level policies, leaves planners and developers to decide what is and isn't appropriate development for your area.</p>

Policy Options	Advantages	Disadvantages
<p>Site Allocations</p> <p>Further 3 part CC guidance available:</p> <p><i>Allocating Sites in Your NDP (1): An Overview;</i></p> <p><i>Allocating Sites in Your NDP (2): A Methodology for Site Selection;</i> and,</p> <p><i>Allocating Sites in Your NDP (3): Site Allocation Policies.</i></p>	<p>Your community can decide where and at what scale future development takes place.</p> <p>Site specific policies provide an opportunity to set out what the community want to see delivered, protected and enhanced at a specific location. The level of detail a site specific policy goes down to is for your community to decide, it could be a simply identification of land or more detailed setting out design of future builds in the location for instance.</p> <p>The process of examining options for site allocations can bring the community together and helps the transparency of the plan making process.</p> <p>By allocating sites it is clear where development is acceptable and, conversely, where it is not.</p>	<p>Site Allocations are often controversial.</p> <p>The work involved in determining appropriate site locations can be quite resource intensive, depending on your area.</p> <p>A site allocation is a planned development (i.e. it does not cover planning applications which may come in as an ‘exception’ to planning policies) and as such will be subject to Local Plan Policy 8 affordable housing provision; a lower rate of affordable housing provision than achieved through Rural Exceptions Sites (see below).</p> <p>By allocating sites the value of the land allocated will rise. This will increase the costs of development and as a consequence reduce the amount of community benefits, such as affordable housing provision (as the viability of the development is reduced).</p>
<p>Development Boundaries</p> <p>Further CC guidance available:</p> <p><i>Guidance on Neighbourhood Development Plan Development Boundaries</i></p>	<p>Provides clarity over where infill and rounding off of existing settlements would be supported.</p> <p>Can show the acceptable direction of growth by leaving development space in a preferred location.</p> <p>Can be drawn to identify green gaps and avoid coalescence of settlements, protect valued landscape/views or amenity space.</p> <p>NDP policies can clearly set out what would be supported within the development boundaries and also outside of these.</p> <p>Allows for Local Plan Policy 9: Rural Exceptions sites, which stipulates a minimum of 50% affordable housing provision.</p>	<p>Communities often want tight development boundaries which can prohibit future development, even very small scale on the edge of settlements.</p> <p>Resource involved in determining an appropriate development boundary for each settlement.</p> <p>The community may demand development boundaries for all settlements in the parish (resource issue).</p> <p>Reduced flexibility for future growth by restricting development options could make housing more expensive by limiting the land available.</p> <p>Potentially gives less control over the type of development (although there is no reason why site specific policies could not apply inside a boundary).</p> <p>Need to consider how valued open space within development boundaries will be protected.</p>

Policy Options	Advantages	Disadvantages
<p>Rural Exceptions Sites</p> <p>Further info available in the Local Plan (Policy 9: Rural Exceptions Sites)</p>	<p>Rural Exceptions Sites deliver a higher proportion of affordable housing than planned development (a minimum of 50% across all areas).</p>	<p>Rural Exceptions Sites cannot be identified in a NDP policy, as they are proposals which are submitted to CC as an 'exception' to policy. However your plan could indicate a broad 'direction of growth' where affordable lead housing provision should be directed.</p> <p>Delivery through rural exceptions sites cannot be included in your estimate of meeting your housing target (its unplanned delivery).</p>

Meeting your NDP Housing Target

Once your community have decided the approach they want to adopt for their area it is important to check that your policies will deliver the required housing numbers. For instance, if you propose development boundaries and site allocations, estimate how many dwellings you'd like to see delivered within each of these and total them up; does the total dwellings they can accommodate meet your NDP housing target? If not, you will need to review your policies to ensure your target is met.

With a development boundary, if you have followed our guidance you will have a map, for each settlement you want to apply a boundary, with a number of shaded areas; calculate the number of houses you think can be accommodated on the land shaded in the second colour you used (i.e. not including any permitted sites, as CC will have already included these permissions in the housing figures that they have supplied you).

For Site Allocations, estimate the number of houses/apartments you think could be delivered; remembering to make an allowance for any infrastructure required. CC have previously used an assumption of 35 dwellings per hectare and where only 60% of the area is considered for housing; you may want to use this as a starting point for estimating your site capacities.

As noted in Table 1, delivery through potential Rural Exceptions Sites cannot be planned for and therefore cannot contribute to meeting your housing target.

Next Steps

Once you are happy that your policies work to help deliver your NDP Housing Target, you will be ready to finalise your Housing Statement (please see the following template at Appendix 1). Feel free to share this with CC's NDP Team once completed and in the drafting stages of your NDP.

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.

	(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))
[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).

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

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
Total number of houses planned for:	65