



The publication of the Peterborough Sub-Regional SHMA Update October 2015

The four partner authorities of Peterborough City Council, Rutland County Council, South Kesteven District Council and South Holland District Council are pleased to confirm the publication (October 2015) of an update to the Peterborough Sub-Regional Strategic Housing Market Assessment (SHMA) which was published in August 2014. The 2014 SHMA set out important evidence about the housing needs of each of our district areas, as well as the housing needs collectively across the Peterborough housing market area as a whole. The 2014 SHMA considered the future need for housing in the four local authorities of the Peterborough Sub-Regional Housing Market Area over the period to 2036.

As a reminder, it is important to note that a SHMA is not a policy document. It does not set new targets for housing delivery or override any other housing policy in our respective Local Plans. However, the evidence contained within a SHMA provides key evidence on what is known as an 'objectively assessed need' (OAN) for housing. This is something Government requires councils to calculate and keep up to date. In simple terms, it is a calculation of how many new homes (private housing as well as affordable homes) are 'needed' in an area, based on evidence of past population growth trends, the demographics of an area, the likely formation of new households in the future and the likely size of new households. It also takes into account the affordability of homes in an area. However, it is very much a calculation based primarily on forecasts; it does not take into account what a local council might actually want to do via its own local policy and its own local ambitions. Such local policy input comes later, as part of preparing a Local Plan.

The purpose of the SHMA 2015 Update is to provide an up to date analysis of OAN for the Peterborough Sub-Regional HMA to take account of the latest official projections – the 2012-based Population Projections, released by ONS in May 2014, and the 2012-based Household Projections, released by CLG in February 2015. In line with National Planning Policy Guidance this update takes account of these latest projections and provides a single figure of OAN for each of the HMA authorities. It also provides an updated assessment of affordable housing need and market signals.

The October 2015 Update does not review analysis regarding the need for different types of homes, or the needs of specific groups within the community. It should therefore be read alongside the 2014 SHMA which provides a full assessment of need for different types of accommodation.

The OAN figures identified in this 2015 SHMA Update are lower than those identified in the 2014 SHMA. The 2014 SHMA was prepared before the 2012-based Population and Household Projections were issued by ONS and CLG respectively. These are the first set of official projections to take full account of the 2011 Census and what this shows regarding demographic dynamics. The 2014 SHMA was based principally on pre-Census estimates of migration, whereas the update report takes account of the latest official data and is consistent with the approach which is advised in Planning Practice Guidance of using the latest official projections.

The lower OAN figures do not reflect a worsening housing market in the HMA – indeed the market signals show the housing market has improved since the publication of the previous report.

A comparison of the OAN figures from the 2014 SHMA (which were presented as a range) and the 2015 SHMA Update (which has provided a single figure) for each local authority area is shown in the table below. **The 2015 figures now supersede the 2014 figures.**

	2014 SHMA	2015 SHMA Update
Peterborough	1,100 – 1,200	1,005
Rutland	165 – 180	170
South Holland	560 – 600	430
South Kesteven	660 – 710	635
Peterborough HMA	2,505 – 2,690	2,240

*Rounded to the nearest 5

The OAN figures form a very important piece of evidence for each district as and when they commence a review of their Local Plan. At present, all four authorities are in the process of formally reviewing their Local Plan, and therefore such figures are particularly relevant to them.

To keep up-to-date with Local Plan preparation in each respective district, please refer to their respective Local Development Scheme (LDS), which is a short legal document confirming when a district intends to prepare a new Local Plan, and the timetable for producing it (including consultation stages). The webpage for each district's current LDS is below, and these pages should be regularly viewed to find out the latest position in respect of Local Plan reviews:

- Peterborough: http://www.peterborough.gov.uk/planning_and_building/planning_policy/planning_policy_framework/local_development_scheme.aspx
- South Holland: <http://www.southeastlincslocalplan.org/local-development-scheme-3>
- South Kesteven: <http://www.southkesteven.gov.uk/index.aspx?articleid=1653>
- Rutland: http://www.rutland.gov.uk/local_plan/local_development_scheme.aspx

Should you have any queries on planning policy matters for your district, please contact:

- Peterborough Planning Policy team – planningpolicy@peterborough.gov.uk
- Gary Alexander, South East Lincolnshire Joint Policy Unit Manager - galexander@sholland.gov.uk
- South Kesteven Planning Policy team – planningpolicy@southkesteven.gov.uk
- Rutland County Council Planning Policy team – localplan@rutland.gov.uk

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