

Existing housing and the **people** that live in them



New housing and the **places** that they create

New housing development (Place)

- (Mostly) requires planning permission
- Statutory duty – determine applications in accordance with the adopted development plan
- JLP identifies robust housing figures to meet housing need – market and affordable
- We monitor performance of the JLP against the targets in the plan



Key performance indicators from 2018/19 AMR (facts correct as at 31st March 2019)

- Over 15,000 consented or under construction
- 7,214 dwellings delivered since 2014 (base date of the plan)
- 598 affordable homes built in TTV policy area in just 5 years
- Supply exceeds forecast need for both open market and AH



Key performance indicators from 2018/19 AMR (facts correct as at 31st March 2019)

- Forecast supply of 13,200 jobs to 2034
- 7,500 new jobs already created
- Identified need of 80,000sqm of new commercial floorspace to 2034
- 32,000sqm of employment floorpsace built
- A further 54,000sqm consented



Building the strategy on strong foundations...

- There is no onus on us to deliver more market housing – see monitoring figures*
- We can't change or undermine JLP policy in the Housing Strategy, but nor do we need to
- Need to consider how the priorities of the Housing Strategy will be delivered – and how compatibility with the JLP will be ensured
- Avoid writing anything that seeks to predict or pre-empt the planning process/balance



*although the 'changes to the current planning system' and white paper currently being consulted upon may identify a higher housing target and remove local control over setting housing needs

Member survey results



The JLP already delivers;

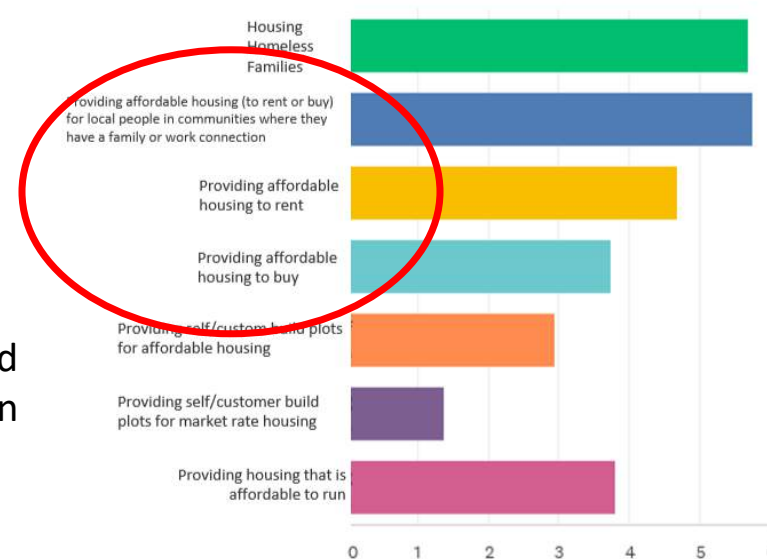
- Affordable housing that meets identified needs
- Policy framework to create sustainable rural communities
- Low carbon policies that create greener homes

Housing Strategy could look to add value to what is already being delivered – high quality homes, in the right places, for local people

The JLP already delivers

- Open market homes restricted by local connection
- AH products across a range of tenures
- Exception sites to meet local housing needs

Housing Strategy could encourage more diversity of type and tenure of homes and promote the use of local connection on certain homes in certain locations



Informing the debate

- Is it possible to deliver more affordable housing, but without increasing the general/overall supply of housing?
- How can the Housing Strategy prioritise building more affordable housing in locations that are compatible with the JLP spatial strategy?
- Focus on types of housing you would like to see, and steer away from identifying locations, like naming villages where development would be acceptable*
- Could existing policies be promoted to meet the stated aims of the HS?
- The Strategy will be stronger, and more deliverable, if there is clear compatibility with the Climate Change Action Plan
- A strategy needs an action plan to be delivered – what are the actions?

*Caution should be applied here - not all villages have same planning status in the JLP

What could the 'Place' priority try to achieve?

- Drive the JLP affordable housing and sustainable rural communities agenda
- Deliver more 'exception site' housing schemes, including for single dwellings, in locations that are within or adjacent to towns and villages
- This approach comes with risk – unplanned development always relies upon DM Officer's planning judgement
- Focus on quality (high standard of new housing) and equality (improved access to the housing market for local people)



Rapturous and

