

CRAWLEY BOROUGH LOCAL PLAN EXAMINATION

Crawley Borough Council Response to Inspector's
Matters, Issues and Questions

Matter 3: Housing
Issue 1: Objectively Assessed Housing Needs

February 2015



Issue 1: Whether the calculation of the full objectively assessed housing needs of the borough is sound, having regard to the evidence base (including the Strategic Housing Market Assessment and latest population and household projections).

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CBC/003 Matter 3: Housing; Issue 1: Objectively Assessed Housing Needs Contents:

Issue 1: Whether the calculation of the full objectively assessed housing needs of the borough is sound, having regard to the evidence base (including the Strategic Housing Market Assessment and latest population and household projections).

- 3.1 What are the full objectively assessed needs for market and affordable housing for the relevant housing market area?
 - (i) 2009 North West Sussex Strategic Housing Market Assessment and 2012/2014 Updates?
 - (ii) Crawley Studies – Locally Generated Housing Needs Assessment, and Topic Papers 2 and 5?

Are the migration assumption used in the calculation of Crawley’s objective needs based on demographic trends or the constrained housing land supply?
- 3.2 What are the implications for the housing needs assessment of the 2012-based population projections (published in May 2014) and the forthcoming 2012-based household projections (to be published in February 2015)? Are there any significant differences in the natural change and migration components of the population projections between the 2011- and 2012-based projections?
- 3.3 What are the implications for the housing needs assessment of relevant market signals such as trends in house prices, rents, affordability, overcrowding and rate of development?
Should the housing need number be adjusted to reflect appropriate market signals?

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3.1 What are the full objectively assessed needs for market and affordable housing for the relevant housing market area?

(i) 2009 North West Sussex Strategic Housing Market Assessment and 2012/2014 Updates?

(ii) Crawley Studies – Locally Generated Housing Needs Assessment, and Topic Papers 2 and 5?

Are the migration assumption used in the calculation of Crawley’s objective needs based on demographic trends or the constrained housing land supply?

- 3.1.1 The full objectively assessed needs for market and affordable housing for Crawley have been identified through a number of evidence base documents which have evolved over the preparation of the Local Plan (see Appendix A). Whilst this figure has been calculated on a borough-wide basis, the role of the housing market area has not been ignored. The Strategic Housing Market Assessment¹ (SHMA) was carried out, in conformity with national guidance at the time, across the housing market area. The subsequent updates partially revised the data within the SHMA where necessary, although much of the context of the housing market area remains relevant from the 2009 document.
- 3.1.2 Work on the SHMA commenced prior to the NPPF and the PPG requirements, and was prepared under previous national guidance. Therefore, the SHMA provides the wider context of Crawley’s housing market, and particularly identified affordable housing need, but it does not provide an objectively assessed housing need figure. The SHMA sits alongside the work undertaken by NLP in 2011 on the Locally Generated Housing Needs² (and the subsequent updates in Topic Paper 2: Housing Needs³); together these are considered to form a SHMA in accordance with the PPG requirements and in conformity with the NPPF⁴. This work has recently been summarised and updated by the Objective Assessment of Housing and Economic Needs⁵ (OACHEN).
- 3.1.3 The housing need figure set out in the CBLP⁶ identifies an annual requirement of 542 dwelling per annum. This is based on the Demographic baseline scenario⁷ calculated to meet household and population projections⁸ and takes account of migration and demographic change. This scenario was considered to be the key determinant of the objectively assessed housing needs of the borough.

¹ LP082a-c Northern West Sussex Strategic Housing Market Assessment (2009, 2012, 2014) GVA Grimley/GVA/Chilmark

² LP084: Crawley Borough Council Locally Generated Housing Needs Assessment (2011) NLP

³ LP011: Topic Paper: Housing Needs (2011) CBC

⁴ National Planning Policy Framework, para 159 (2012) DCLG

⁵ LP083: Objective Assessment of Crawley’s Housing and Economic Needs (2015) Chilmark Consulting

⁶ LP001: Crawley Submission Local Plan, para. 2.17 and 6.11 (September 2014) CBC

⁷ LP084: Crawley Borough Council Locally Generated Housing Needs Assessment, para. 3.7, p31; paras. 3.21-3.27, p35-36; Table 3.5, p44; Figure 5.1, p55 (2011) NLP

⁸ 2008-based Sub National Population Projections and 2008-based Household Estimates

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- 3.1.4 The figure was further tested in 2014 to consider the housing needs figure of the borough against the latest population and household projections⁹ which identified a marginally lower annual requirement of 535 dwellings per annum. The full details of this process was set out in Topic Paper 2: Housing Needs¹⁰ to support the CBLP. However, due to the anticipation of DCLG household projections based on 2012 population data and full consideration of the 2011 Census, this lower figure was not used to calculate the level of unmet need set out in the Modifications Draft Local Plan¹¹.
- 3.1.5 CBC commissioned a further assessment of the housing need emerging from the borough on the basis of the updated evidence, including the 2015 borough-wide employment forecasts¹², the 2014 Affordable Housing Needs Model update to the SHMA¹³ and the national 2011-based household projections. The OACHEN¹⁴ considers the population and household projections in line with the national PPG, including migration, economic growth and market signals.
- 3.1.6 The OACHEN study reinforces the housing need figure identified through the previous work in 2014. In addition, a number of potential variations to housing need were examined, including suppressed demand and modifying the housing vacancy figure. The housing need figure was assessed against that required to meet the economic growth needs arising from the borough and against the market signals, including affordable housing need. When factoring these in together an Objectively Assessed Housing Need (OAHN) figure of 603 is assumed (this is based on the CLG 2011-based projections adjusted to reflect the 2012 SNPP, similar to the Second Model Run undertaken in 2014 and set out in the Housing Needs Topic Paper¹⁵). The OAHN is driven, as was concluded by the 2011 NLP study, by the growth of the population and household formation rates, with the future economic needs projecting a lower housing requirement than those identified by the demographic projections. The adjusted figure of 603 dwellings per annum is proposed as a Main Modification to the Local Plan¹⁶, as set out in Appendix B.
- 3.1.7 It is anticipated that the updated DCLG Household Projections are to be released on 26 February 2015. Therefore, these have not been able to be included as part of this work. A further assessment of Crawley's Objectively Assessed Housing Need will be carried out to reflect the updated projections following their publication.

⁹ 2011 Population Projections and 2012 Household Estimates

¹⁰ LP011: Topic Paper 2: Housing Needs, para 5.10-6.5; Table 3; Table 7 (2014) CBC

¹¹ LP001a: Modifications Draft Local Plan, para. 6.40 (November 2014) CBC

¹² LP062b: Economic Growth Assessment Update for Crawley Borough (2015) NLP

¹³ LP082c: Northern West Sussex Strategic Housing Market Area: Affordable Housing Needs Model Update (2014) Chilmark Consulting

¹⁴ LP083: Objective Assessment of Crawley's Housing and Economic Needs (OACHEN) (2015) Chilmark Consulting

¹⁵ LP011: Topic Paper 2: Housing Needs, Table 7, p14; para. 6.3-6.4, p14 (2014) CBC

¹⁶ LP001d: Schedule of Further Proposed Modifications to the Submission Local Plan (September 2014), MM067—MM069; and MM086—MM089 (February 2015) CBC

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Migration Assumptions

- 3.1.8 Scenario A: Baseline in the NLP 2011 study used projected net in-migration across the modelling period to 2031 as set out in the ONS 2008-based Sub-National Population Projections (SNPP)¹⁷. This anticipated that most in-migration would occur in the short to medium term¹⁸.
- 3.1.9 The modelling work undertaken through the application of the Mid Sussex Methodology involved more detailed consideration of migration; this was necessary because the 2011-based Household Projections, which incorporate the 2011-based SNPP, only provided projections until 2021 which created a need to make assumptions for the later part of the Plan period from 2021–2030 as per the requirement in the PPG. This is set out in Topic Paper 2: Housing Needs¹⁹.
- 3.1.10 This work demonstrated that rolling forward past migration trends created a substantially different outcome to those used in the ONS 2008-based SNPP. The option chosen as the most realistic prediction for migration, as concluded in the Second Model Run, was a combination of the 2011-based SNPP to 2021 and from 2022 until the end of the Plan period (2030) using the 2010-based SNPP (option e in Table 4 of Topic Paper 2: Housing Needs²⁰). The 2010-based SNPP figures assumed a lower level of migration in later years.
- 3.1.11 These figures were based solely on the projections provided by the ONS, so neither of them used a ‘policy-on’ approach. However, the approach is also justified by understanding the reality of the future for Crawley, with its constrained land supply, as it becomes built out with only limited opportunities for further housing growth within the borough boundaries. Projections are a reflection of past trends rolled forward. Rolling forward past migration trends would over-exaggerate the level of future migration as housing supply tails off, as has been shown in the First Model Run set out in Topic Paper 2: Housing Needs. Therefore, in assessing how to calculate the last ten years, sensitivity testing (as required by the PPG²¹) of assuming lower migration in later years is believed to be appropriate.
- 3.1.12 It is felt this hybrid approach does not overly inflate the migration levels relative to other projections (which indicate migration levels up to three times higher than previous predictions²²) nor does it build in recessionary influences (such as the dampening down of migration) at the time the projections were published. Therefore, it is believed this approach is a sound and pragmatic solution in the

¹⁷ LP084: Crawley Borough Council Locally Generated Housing Needs Assessment, para. 3.21-3.22, p35-36; Appendix 3 (2011) NLP

¹⁸ LP084: Crawley Borough Council Locally Generated Housing Needs Assessment, para. 3.22, p36; Appendix 3 (2011) NLP

¹⁹ LP011: Topic Paper 2: Housing Needs, para. 5.11, p10; paras. 5.20-5.25, p11-12; Table 4, p12; para. 6.3-6.4, p14 (2014) CBC

²⁰ LP011: Topic Paper 2: Housing Needs, Table 4, p12 (2014) CBC

²¹ National Planning Practice Guidance, Section 2a, para 017 (2014) DCLG

²² LP011: Topic Paper 2: Housing Needs, Table 4, p12 (2014) CBC

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absence of final national figures covering the whole Plan period based on the 2011-based projections.

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3.2 What are the implications for the housing needs assessment of the 2012-based population projections (published in May 2014) and the forthcoming 2012-based household projections (to be published in February 2015)? Are there any significant differences in the natural change and migration components of the population projections between the 2011- and 2012-based projections?

3.2.1 The 2011-based SNPP population projections published in May 2014 only cover the period 2012 – 2021. A comparison between the two ONS SNPP projections (2011-based and 2012-based) indicates a lower overall population level when using the 2012-based projections compared to the published 2011-based SNPP projections (see Table 3.1 below). Assumptions would need to be made to determine the population levels beyond 2021 to compare the 2011-based SNPP projections with the 2012-based data. The council considered a number of approaches to projecting the 2011-based SNPP beyond 2021, and this is set out in the Topic Paper 2: Housing Needs²³.

3.2.2 However, it is important to note that due to the lower population figure predicted by the second run model and the awareness that this was an interim calculation, the 2011-based projections were not used to calculate the level of unmet need set out in the Modifications Draft Local Plan²⁴ and the Plan maintained the higher 542 dwellings per annum housing need, based on the 2008-based SNPP as set out in the Locally Generated Housing Needs Assessment report²⁵.

Table 3.1: Comparison between 2011-based data and 2012-based SNPP data for Crawley

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SNPP 2011	107,053	108,622	110,274	111,879	113,482	115,025	116,526	117,994	119,427	120,828	122,199
SNPP 2012		108,302	109,451	110,662	111,888	113,142	114,352	115,562	116,729	117,878	119,021
Difference		-360	-823	-1,218	-1,594	-1,883	-2,173	-2,431	-2,698	-2,950	-3,188

3.2.3 The variation in natural change is projected to be at a lower level in the 2012-based projections²⁶. However, the differences primarily appear to arise from the assumptions factored into the migration projections (see Table 3.2 below).

²³ LP011: Topic Paper 2: Housing Needs, para. 5.11-5.12; Table 3, p11; para. 5.20 -5.28, p11-13; Table 7, p14; para. 6.3-6.4, p14 (2014) CBC

²⁴ LP001a: Modifications Draft Local Plan, para. 6.40 (November 2014) CBC

²⁵ LP084: Crawley Borough Council Locally Generated Housing Needs Assessment, para. 3.7, p31; paras. 3.21-3.27, p35-36; Table 3.5, p44; Figure 5.1, p55 (2011) Nathaniel Litchfield & Partners

²⁶ LP083: Objective Assessment of Crawley's Housing and Economic Needs, (2015) Chilmark Consulting

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**Table 3.2: Detailed Breakdown of Components
Comparison between 2011-based data and 2012-based SNPP data for Crawley**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Natural Change											
2011		1.00	1.10	1.10	1.10	1.10	1.10	1.10	1.00	1.00	1.00
2012			0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Births											
2011		1.70	1.70	1.80	1.80	1.70	1.70	1.70	1.70	1.70	1.70
2012			1.60	1.70	1.70	1.70	1.70	1.60	1.60	1.60	1.60
Deaths											
2011		0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
2012			0.80	0.70	0.80	0.70	0.70	0.70	0.70	0.70	0.70
All Migration Net											
2011		0.60	0.50	0.50	0.50	0.50	0.40	0.40	0.40	0.40	0.30
2012			0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.20
Internal Migration In											
2011		4.20	4.20	4.30	4.30	4.40	4.40	4.40	4.40	4.40	4.40
2012			4.20	4.20	4.20	4.20	4.30	4.30	4.30	4.30	4.30
Internal Migration Out											
2011		4.90	5.00	5.00	5.10	5.10	5.20	5.20	5.30	5.30	5.30
2012			4.40	4.40	4.40	4.40	4.50	4.50	4.50	4.50	4.60
International Migration In											
2011		1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
2012			1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
International Migration Out											
2011		0.50	0.50	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
2012			0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Cross-border Migration In											
2011		0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
2012			0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Cross-border Migration Out											
2011		0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
2012			0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20

3.2.4 The most recent update to the understanding of the borough's housing needs²⁷ considers the relationship of the most up-to-date population projections on housing requirements and a further assessment will be undertaken following the release of the DCLG 2012-based Household Projections. However, from early assumptions the new figures could reduce the demographic need as population is lower and, therefore, the DCLG projections will be lower. It is considered, due to the impending release of the Household Projections, it would be unwise to speculate further. A further assessment of Crawley's Objectively Assessed Housing Need will be carried out to reflect the updated projections following their publication.

²⁷ LP083: Objective Assessment of Crawley's Housing and Economic Needs (OACHEN) (2015) Chilmark Consulting

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3.3 What are the implications for the housing needs assessment of relevant market signals such as trends in house prices, rents, affordability, overcrowding and rate of development? Should the housing need number be adjusted to reflect appropriate market signals?

- 3.3.1 The housing figures set out in the CBLP were set using the guidance available at that time, which has subsequently evolved. Given this background, it is recognised that the housing need figure referred to in the CBLP²⁸ does not represent a full objectively assessed housing need, in accordance with the national PPG²⁹. It is a clear starting position based on nationally published demographic projections, and is above that required from the economic growth assumptions underpinning the Local Plan preparations.
- 3.3.2 The evidence provided by the recent Objective Assessment of Crawley's Housing and Economic Needs³⁰ has taken account of appropriate market signals and issues of affordability, and indicates that there is a need to adjust the housing need number to reflect these in accordance with the PPG. Appendix C provides an extract from the OACHEN (2015) summarising the market and affordability indicators for Crawley.
- 3.3.3 The OACHEN summarises the need of an adjustment to account for market and affordability signals in paragraphs 4.56 – 4.61. The key factors highlighted include:
- strong, revealed demand for homes in Crawley (as part of the Northern West Sussex HMA). Residual sales prices, sales transactions and private rental market values and lettings have seen substantial increases over the past two years as the worst effects of the economic recession have abated.
 - a worsening picture in terms of newly forming households' abilities to buy or rent property in the private market without financial subsidy. The lower quartile price:earnings ratio in Crawley has continued to sit around the 7:1 mark and shows no signs of improvement as price growth continues to out-strip household earnings growth.
 - increasing levels of over-crowding evidence in the existing housing stock as new households are restricted in forming. The Occupancy Ratio of the borough's stock has shown a 2.2% increase in levels of over-occupation to 9.8% of households between the 2001 and 2011 Census periods.
 - significant demand for affordable housing (whether calculated on the basis of meeting the needs of the whole Housing Register or just those in reasonable preference categories). The demand for affordable housing is represented across all types of affordable housing, including Intermediate tenures. The level of

²⁸ LP001: Crawley Submission Local Plan, paras. 6.11 – 6.13 (September 2014) CBC

²⁹ Planning Practice Guidance, Housing and economic development needs assessments; Methodology: assessing housing need (March 2014) DCLG

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/>

³⁰ LP083: Objective Assessment of Crawley's Housing and Economic Needs (OACHEN), Section 4 (2015) Chilmark Consulting

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affordable housing need remains significant and acute, despite recent affordable housing completions and a strengthening future pipeline of affordable housing committed in the borough.

- 3.3.4 To reflect this improved understanding of the objectively assessed housing need within the borough, the council propose a further amendment to the Plan in the appropriate locations³¹. This is shown in Appendix B.

³¹ LP001d: Schedule of Further Proposed Modifications to the Submission Local Plan (September 2014), MM067—MM069; and MM086—MM089 (February 2015) CBC

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APPENDIX A: TABLE OF HOUSING NEEDS EVIDENCE

	Baseline Projections	Housing Need (dpa)
Northern West Sussex Strategic Housing Market Assessment (SHMA) 2009		
Net Annual Housing Need (High)	GVA Grimley Calculation	250 Affordable
Net Annual Housing Need (Low: Reasonable Preference)		103 Affordable
% Ratio Low (High)	RSS Housing Target 375	27% (67%)
Locally Generated Housing Needs Assessment (LGHNA) 2011		
Baseline Demographic	ONS 2008-based SNPP	542
Zero Net-Migration		428
Long Term Past Migration	ONS net internal migration (1999-2009) ONS net international migration (2001-2009)	511
Short Term Past Migration	ONS net migration (2004/05 – 2009/10)	664
Static Employment	Current number of jobs in Crawley remaining the same	120
'Hybrid' Economic Growth & Strategic Employment Sites	ELR (2009/10) 3% Growth Rate	350
ELR 'Hybrid' Economic Growth & Nil Additional In-Commuting		400
Affordable Housing	SHMA (2009)	204 – 252 Affordable
		510 – 630 Total dwellings
SHMA Update 2012		
Crawley 1: (High Estimate)	Future Need 300	240 Affordable
Crawley 2 (High Estimate)	Future Need 400	299 Affordable
Crawley 3 (High Estimate)	Future Need 542	382 Affordable
Crawley 1 (Low Estimate – Reasonable Preference)	Future Need 300	82 Affordable
Crawley 2 (Low Estimate – Reasonable Preference)	Future Need 400	141 Affordable
Crawley 3 (Low Estimate – Reasonable Preference)	Future Need 542	225 Affordable
Topic Paper 2: Housing Needs First Model Run 2013		
Baseline	2012-Based SNPP	636
Zero Net-Migration		395
'Hybrid' Economic Growth & Strategic Employment	EGA (2014) 3% Growth Rate	483

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	Baseline Projections	Housing Need (dpa)
Topic Paper 2: Housing Needs Second Model Run 2013		
Baseline	2011-Based SNPP (2011-2021)	535
Zero Net-Migration		395
'Hybrid' Economic Growth & Strategic Employment	2010-Based SNPP (2022-2030)	483
Northern West Sussex Strategic Housing Market Area: Affordable Housing Needs Model Update 2014		
Reasonable Preference	CLG Household Projections 2011	197 Affordable
Reasonable Preference	CLG Household Projections constrained to 16-44 Years Age Cohorts	456 Affordable
Total Waiting List	CLG Household Projections 2011	268 Affordable
Total Waiting List	CLG Household Projections constrained to 16-44 Years Age Cohorts	527 Affordable
Objective Assessment of Crawley's Housing and Economic Needs (OACHEN) 2015		
Scenario D1	CLG 2011-based Household Projections	739
Scenario D2	CLG 2011-based adjusted to reflect 2012 SNPP	603
Scenario D3	CLG 2015-based Household Projections	TBC
Scenario E1	EGA (2014) Baseline Economic Growth	432
Scenario E2	EGA (2014) Higher Economic Growth	499
Scenario E3	EGA (2014) Site Capacity Economic Growth	597
Scenario E4	EGA (2014) Baseline Economic Growth & Sensitivity	448
Scenario E5	EGA (2014) Higher Economic Growth & Sensitivity	518
Scenario E6	EGA (2014) Site Capacity Economic Growth & Sensitivity	620

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APPENDIX B: PROPOSED OBJECTIVELY ASSESSED HOUSING NEED MAIN MODIFICATION LOCAL PLAN MARKED-UP MODIFICATIONS EXTRACT

Meeting housing needs

- 2.17 Crawley's development as a New Town, in addition to the influence of Gatwick Airport, has significant implications for the future of the town in terms of population growth; and the need to accommodate development remains a key challenge for Crawley. By 2030, to meet the needs of its growing population, the town would need a further 9,045 ~~8,100~~³² new homes. Accommodating even some of this need involves difficult decisions and invariably places pressure on some of the key features that define Crawley's character.
- 2.20 Crawley's identified land supply allows for approximately 55 ~~60~~% of its objectively assessed housing needs to be met through new housing developments within the borough boundaries. Half of this is to be delivered through a new neighbourhood on the north eastern edge of the borough (Forge Wood) whilst the remainder will come forward on a number of smaller sites within existing neighbourhoods and the town centre.
- 2.22 The scale of unmet need of approximately ~~3,000~~ 4,035 dwellings over the Plan period is fully acknowledged and has been discussed with neighbouring authorities in a constructive and effective manner, including across the Gatwick Diamond and Coastal West Sussex.

Objectively Assessed Housing Needs

- 6.11 The Crawley Locally Generated Housing Needs Assessment 2011 (LGHNA 2011) provides a key piece of evidence for the Local Plan. This assessment considered a wide range of scenarios about the level of housing that would be required depending upon differing assumptions on migration, economic growth, commuting patterns and affordable housing needs. The assessment confirmed that high levels of natural change, with births projected to exceed deaths, will be the key driver in growth in the number of households and in the labour force. Unlike many locations in the South East, where the ageing structure of the population means the number of economically active people is projected to fall, in Crawley, the younger structure of the population means natural growth is set to drive increases in the indigenous labour force.
- 6.12 The demographic baseline scenario, which has been calculated to ensure it meets household and population projections and takes account of migration and demographic change, is considered to be the key determinant of the ~~objectively assessed~~ housing needs of the borough. The LGHNA 2011 identified a requirement for 542 dwellings per annum over the Plan period under a demographic baseline scenario equalling a total of approximately 8,100 dwellings over the period to 2030.

³² ~~540~~ 603 dwellings per annum x 15years (~~Scenario 'A' Locally Generated Housing Needs Assessment (October 2014) Nathaniel Lichfield & Partners (Objective Assessment of Crawley's Housing and Economic Needs (Chilmark Consulting, 2015)~~ multiplied over the 15 year Plan period)

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6.13 Additional work was undertaken in early 2014 to determine the **objectively assessed demographic** housing needs of the borough over the Plan period using the latest population and household projections (2011 Population Projections and 2012 Household Estimates) and 2011 Census data³³. This update (2014 Second Model Run) identified an annual requirement for 535 dwellings per annum, incorporating refinements to migration in the latter part of the Plan period, from 2025/26 onwards. The Objective Assessment of Crawley's Housing and Economic Needs in early 2015³⁴ brought together the full range of influences on the level of housing need arising in the borough, including natural growth, economic growth, migration, suppressed demand from previous years, vacancy rates and affordable and market housing signals. On the basis of the existing evidence, the Objectively Assessed Housing Need requirement for the borough is 603 dwellings per annum.

6.40 *The constrained nature of Crawley's land supply means that ~~55~~60% of the borough's predicted demographic housing need over the next 15 years can be met within the borough boundaries. The remaining unmet housing need from Crawley, of ~~3,130~~ 4,035³⁵ over the Plan period, will be delivered through the Local/District Plans covering the remainder of the northern West Sussex and East Surrey Housing Market Areas, as far as is consistent with planning policies to do so, as agreed through the northern West Sussex Position Statement with Horsham and Mid Sussex District Councils and the Statement of Common Ground on meeting strategic housing needs with Reigate and Banstead Borough Council.*

³³ See Topic Paper 2: Housing Need (July ~~November~~ 2014) Crawley Borough Council

³⁴ Objective Assessment of Crawley's Housing and Economic Needs (February 2015) Chilmark Consulting

³⁵ 9,045 dwellings objectively assessed housing need (Chilmark Consulting, 2015, OAHN x 15 years) – 5010 dwellings supply (CBC SHLAA, November 2014) = 4,035 dwellings unmet need

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APPENDIX C: CRAWLEY'S MARKET SIGNALS

EXTRACT OBJECTIVE ASSESSMENT OF CRAWLEY'S HOUSING AND ECONOMIC NEEDS (2015) CHILMARK CONSULTING

Data	Value
Crawley Median House Price	£195,000, Q2 2013
Crawley Annual Price Inflation	+3.95% per annum (2002 – 2012). + 3.5% in 2013
Crawley Mean House Price	£219,789, Q2 2014 £238,292, Q4 2014
Crawley Total Private Sales Transactions	Growing volume of private market sales transactions in Crawley 1,193 – 2012 1,369 – 2013 1,384 – 2014
Crawley Private Rental Lettings	Growing level of private rentals 660 – 2013 969 – 2014
Crawley Private Rental mean average cost	£870 per month (£928 per month for NW Sussex as a whole)
Crawley Private Rental Price Growth	+4.4% 2011 – 2014 (+7.2) for London over same period
Crawley Occupancy Rating	Crawley = 9.8% of households over-occupied +2.2% growth in over-occupancy 2001 – 2011 Census period
Crawley housing completions	Declining, but variable rate of completions: 409 – 2009/10 384 – 2010/11 202 – 2011/12 78 – 2012/13 157 – 2013/14
Crawley LQ Prices to Earnings - Affordability	7.28:1 (relatively static and high price to earnings ratio, although below West Sussex average over time)
New Households unable to buy or rent in Crawley	62.5% unable to buy 55.9% unable to rent in private market
Crawley – proportion of households unable to afford 80% Affordable Rent level	56% of all households
Crawley Affordable Housing Completions	1,063 dwellings 2009/10 – 2012/13. Declining rate of completions.
Net Annual Affordable Housing Need	197 – 527 dwellings per annum range 197 – 456 under Reasonable Preference scenarios 268 – 527 under Total Waiting list scenarios