

HEaDROOM

Objective Assessments
of Local Housing Needs



Nathaniel Lichfield
& Partners
Planning. Design. Economics.



The NPPF is a major opportunity for developers: local authorities must plan positively to meet objectively assessed needs in their areas. Councils are required to identify the scale and mix of housing that meets household and population projections, addresses the need for all types of housing and caters for housing demand.

Where there is no up-to-date plan, developers can also support planning applications and appeals by putting forward their own evidence on objectively assessed needs for the purpose of testing whether a Council can demonstrate a five-year supply of deliverable housing sites.

HEaDROOM can help

HEaDROOM is Nathaniel Lichfield & Partners' (NLP) bespoke framework for objectively assessing local housing requirements. Launched in July 2010, it has been used by developers in over 100 locations to support planning applications and appeals, and to accompany representations on Local Plan housing targets. It also has been used by Councils, which gives it wider credibility as an independent and objective piece of evidence. Fully updated to comply with the National Planning Practice Guidance - including integrating 'Market Signals' into the assessment - HEaDROOM provides a comprehensive approach to objectively assessing housing needs.

44%

of Local Plans have had to increase their housing targets in order to be found sound.

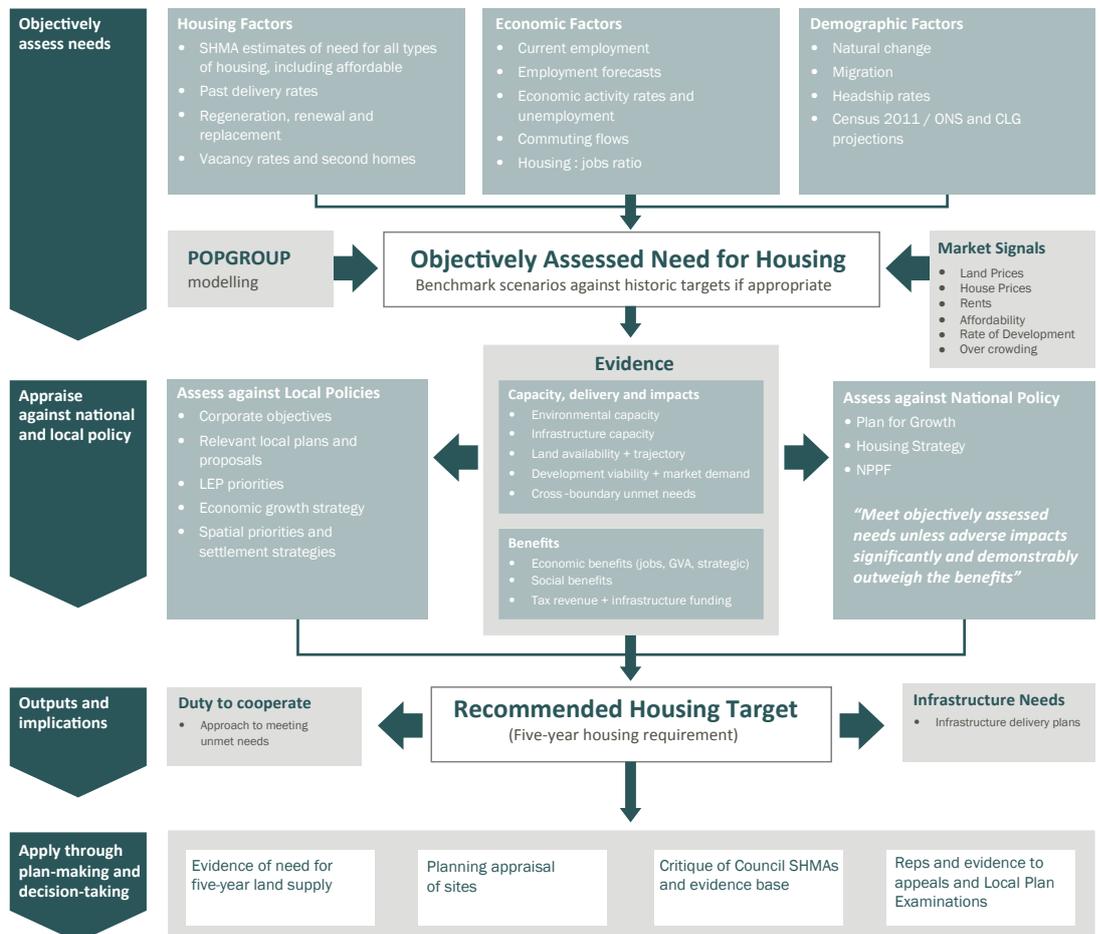
NLP Research
'Objectively Speaking'
(April 2013)

The duty-to-cooperate also means that Councils must negotiate with their neighbours to meet requirements that cannot wholly be met within their areas.

This is a tough policy regime, way beyond that of PPS3. And the Inspectorate is taking its responsibility to examine for soundness seriously. But this is not a free lunch: where Councils are relying on inadequate evidence or are not planning positively to meet needs, it is up to land owners and developers to demonstrate this to Inspectors.

Figure 1 : The HEaDROOM framework

"To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing."
NPPF para 47



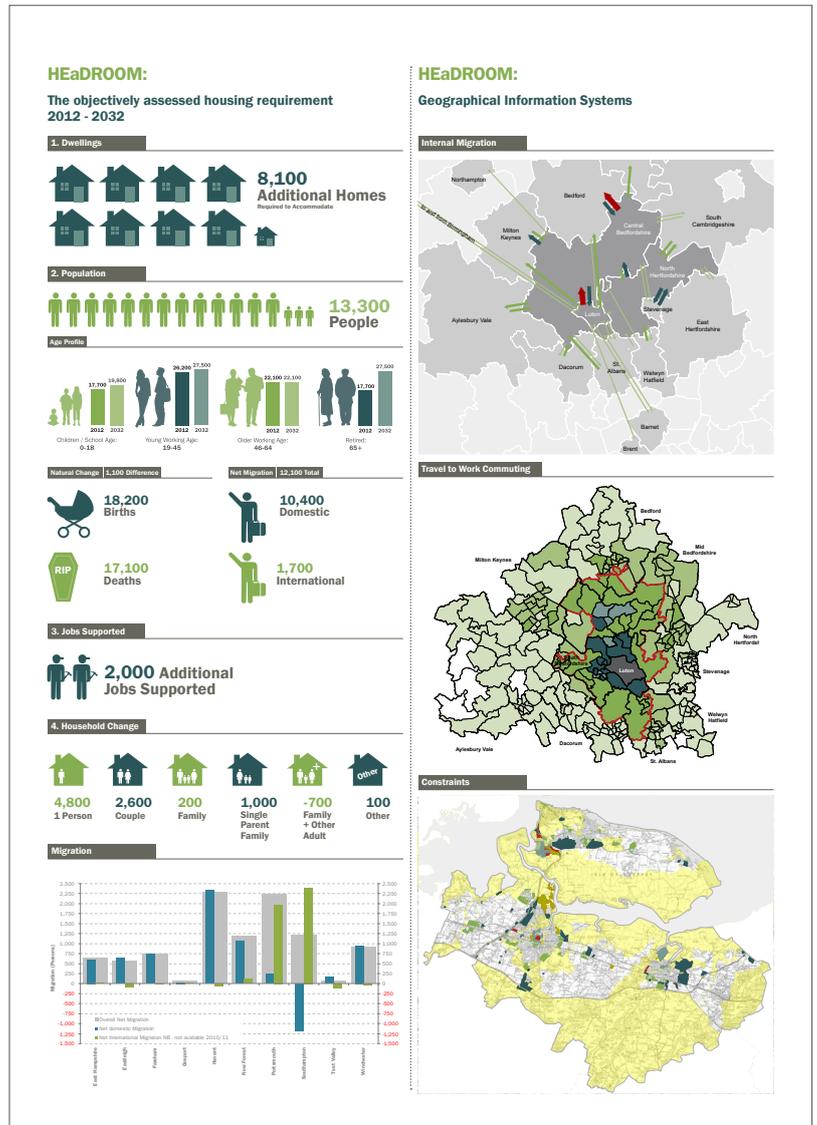
Why HEaDROOM?

- Tried and tested at examination and appeal.
- Industry-standard POPGROUP demographic modelling software, drawing on relevant ONS and CLG assumptions.
- Intelligent application of the latest CLG 2011-based Interim Household Projections.
- Flex all the key assumptions to understand implications of alternative scenarios.
- Consistent with the 'What Homes Where' toolkit and credible with public and private sectors.
- In-house planning, economic and demographic expertise - with access to all relevant datasets - means NLP can fully review and critique Councils' evidence base and approach.
- Transparent presentation of input assumptions and outputs.
- Not just number-crunching: looks beyond demographics to consider housing and economic drivers of demand. Tests need alongside supply-side capacity, delivery and policy factors.
- Outputs at sub-region, local and settlement-specific levels.
- Delivered by NLP without the need for external sub-contractors, giving full control over modelling inputs and assumptions for improved efficiency and effective reporting.
- A dedicated team of 15 consultants with HEaDROOM experience provides strength in depth across our offices.
- Results of analysis presented clearly through technical reports, supporting charts and infographics (see Figure 2).

"The studies have been extremely helpful to us in providing robust and objective housing requirements. NLP's HEaDROOM framework has helped Taylor Wimpey UK to stay ahead of the field when it comes to delivering high quality new homes in an era of localism."

Andrew Thorley, Taylor Wimpey UK Limited

Figure 2 : HEaDROOM Graphical Outputs



Current HEaDROOM Clients

Barratt Developments • Bellway Homes • Berkeley • Bloor Homes • Bovis
 CALA Homes • Commercial Estates Group • Crest Nicholson • Croudace
 Fairview • Gladman Developments • HBF • Mariposa Investments •
 Miller Homes • Morris Homes • Northumberland Estates • Peel Holdings
 Persimmon • Portfutures • Redrow • RLW Estates • Storey • Taylor Wimpey
 Thakeham Homes • Theakston Estates • Village Developments



**HEaDROOM
Case Studies**

Barton Farm, Winchester: CALA Homes

NLP's study on the need for housing in Winchester supported representations to the emerging Core Strategy and was a critical component of the evidence given to the successful appeal in respect of the 2000-dwelling Barton Farm proposal. The NLP work directly shaped the City Council's Technical Evidence on defining its proposed local housing target.

Leeds: Barratt Homes

NLP's report challenged the attempt by Leeds City Council to reduce its housing requirement, concluding that this would fall well short of needs, leading to housing market pressure and out-migration. The evidence successfully supported the release of allocated greenfield sites at public inquiry.

North Tyneside: Bellway Homes

NLP supported a successful planning appeal for 366 executive houses at Whitehouse Farm, North Tyneside. The Report tested the Council's assumptions and demonstrated that the draft Core Strategy and RS figure were not sufficient to meet needs or achieve economic objectives. The Inspector's report specifically referenced HEaDROOM as adding weight to the appellant's case.

Horsham: Berkeley Strategic

NLP's assessment of the local need for housing in Horsham supported representations to the 'How much housing does Horsham District need?' consultation. The assessment included a full critique of the Council's SHMA. NLP's report was itself peer reviewed on behalf of the Council, with several of NLP's conclusions taken on as recommendations within that review.

"NLP's evidence does strongly suggest the need for increased growth and therefore adds to the weight of the appellant's housing case."

**Planning Inspector
(May 2013)**

West Northamptonshire: Portfutures Ltd

NLP's critique and analysis of the sub-region's housing need highlighted significant concerns in the West Northamptonshire Joint Planning Unit's approach to their housing target. This led to the Inspector conclusion that the JPU needed to undertake an NPPF compliant housing needs study.

Central Lancashire: Taylor Wimpey

NLP's submission to the Core Strategy Examination highlighted the absence of a robust evidence base to underpin the councils' reduction to their housing target. As a result, the Inspector identified the plan as being at risk of 'unsoundness'. The councils subsequently increased the target.

"The most significant technical challenge came from NLP.. [who] submitted a robust critique of the [Plan's] approach. NLP presents a strong argument that is underpinned with a robust analysis of the demographic evidence [that] help clarify a number of issues."

**Report to South
Worcestershire
Development Plan
(2012)**

South Worcestershire: Miller Strategic Land

NLP reviewed future housing needs and critiqued the methodology adopted throughout the preparation and examination of the South Worcestershire Development Plan. NLP's representations were a primary contributing factor to the Inspector's findings that the housing requirement was insufficient to meet housing and economic needs. The Inspector endorsed NLP's approach stating that "NLP's methodology is generally sound".

Warrington: Peel Holdings

The NLP report demonstrated the adverse impacts of under-providing the homes necessary to facilitate economic growth in the Borough, which in recent years has been one of the driving forces of the North West economy.

Cornwall: Commercial Estates Group

NLP undertook an assessment of the housing requirement contained within the emerging Local Plan. This considered the robustness of the evidence that underpinned the housing requirement, the extent to which it aligned with employment targets and the NPPF. It found that the Council's proposed housing requirement fails to reflect future demand and recommended that a prompt review should be undertaken.

**Newcastle: Bellway and
The Northumberland Estates**

NLP established the rate of economic and housing growth for which Newcastle should plan through the Core Strategy in order to stabilise and reverse the trends of out migration by working age families. The analysis was used to make the case for Green Belt release in the Core Strategy.

Contact Us

Cardiff

Gareth Williams
gwilliams@nlplanning.com
029 2043 5880

Leeds

Justin Gartland
jgartland@nlplanning.com
0113 397 1397

London

Matthew Spry
mspry@nlplanning.com
020 7837 4477

Manchester

Michael Watts
mwatts@nlplanning.com
0161 837 6130

Newcastle

Chris Harrison
charrison@nlplanning.com
0191 261 5685