

The following tables show the published figures for the population projections and household projections for the base dates of 2014 and 2016. The latest 2016 based population projections provide a higher demographic starting point than the 2014 based figures. The household projections are higher in the 2016 based projections than the 2014-based projections from year 2024 onwards.

Population and household projections are the starting point for calculating housing need. Using either the Central Norfolk Strategic Housing Market Assessment methodology, or the standardised housing methodology set out in the NPPF, it is clear the rise in population and household projections would result in a higher level of housing need for Breckland over the plan period. Whilst there is no specific definition of what constitutes a meaningful change in the Planning Practice Guidance, the Council would consider that a higher demographic starting point would represent a meaningful change in terms of the calculation of housing need.

The Planning Practice Guidance states ‘wherever possible, local needs assessments should be informed by the latest available information’. The Council contends that it is not possible to alter the housing need assessment during the Examination for a number of reasons. The evidence base for housing: the Strategic Housing Market Assessment 2017 was produced jointly with other Local Planning Authorities in the Central Norfolk Housing Market area. The study provided a more in depth analysis of housing need based on wider factors which affect household change, and it is not possible to update the data for one authority without updating the study for all authorities. This exercise would also be expensive and ultimately not worthwhile for all other authorities who have not submitted their plans under the transitional arrangements. These authorities will need to calculate housing need in line with the standardised methodology published in the NPPF. In addition, the objectively assessed housing need figures identified for each of the Norfolk Authorities was shared and written into the Norfolk Strategic Planning Framework, which forms a set of agreements between the authorities including that each LPA can meet their own housing need by planning for new housing within their own authority boundaries.

Due to preparing the SHMA collectively, the need to finalise the evidence base for submission and the agreements made under the Duty to Cooperate it is not considered possible for the local housing need assessment to be updated at this point during the examination. There is also uncertainty regarding the 2016-based population projections due to the government consultation, which further casts doubt on the use of these demographic figures for plan making. The Council have addressed this further in a previous response (EX.116)

In conformity with the revised NPPF on 24th July 2018 paragraph 33, the Council would seek an early review strategic policies if local housing need is expected to change significantly in the near future.

Population Projections (000's)

Year	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
2014 based	134	134.9	135.8	136.8	137.8	138.7	139.7	140.7	141.7	142.7	143.6	144.6	145.5	146.4	147.3	148.1	149	149.8	150.6	151.4	152.2	153.9	153.7	154.4	155.1	155.8
2016 based			137.1	138.2	139.4	140.5	141.6	142.7	143.8	144.9	145.9	146.9	147.9	148.8	149.7	150.6	151.4	152.2	153.0	153.8	154.6	155.3	156.0	156.7	157.4	158.1

Household Projections (CLG) years shown represent plan period 2011-2036 (000's)

Year	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
2014 based	54.7	55.3	55.9	56.5	57.1	57.7	58.8	58.8	59.4	59.9	60.5	61	61.5	62	62.5	63	63.6	64.1	64.6	65.1	65.5	66	66.5	66.9	67.4	67.8
2016 based	54.5	55	55.5	56.1	56.8	57.5	58	58.6	59.2	59.7	60.3	60.9	61.5	62.1	62.7	63.3	63.9	64.4	65	65.5	66	66.6	67.1	67.6	68.1	68.6