

**Gladman Developments Ltd.**

**Matter 1 Hearing Statement**

**Harborough Local Plan**

**Calculation of the Objectively Assessed Needs  
for Housing (OAN)**



**September 2018**



## Matter 1 – Calculation of the OAN

### 1.1. **Q1.1 Are the calculations contained in the HEDNA and in the updated analysis contained in document IC3 an appropriate basis for establishing the OAN for Harborough, having particular regard to demographic and employment growth calculations and the affordability uplift of 15%? Do the latest affordability indices and trends suggest a different level of uplift?**

- 1.1.1. The HEDNA 2017 does provide a starting point for setting the housing requirement of Harborough which for the Plan period (2011-2031) is 532dpa. However, it is just that, a starting point.
- 1.1.2. Whilst the Inspector at the North West Leicestershire Local Plan Examination ratified the approach to housing needs taken by the HEDNA, this does not account for the need for the constituent local planning authorities to assess if this is the most appropriate housing requirement figure, when considering all local factors.
- 1.1.3. Harborough have a critical need for affordable housing which, as identified in the Council's evidence, is 206dpa (para 5.3.2).
- 1.1.4. Whilst Gladman raise no major issues with the approach the HEDNA has taken to the demographic and economic elements of the assessment of housing needs, given the severity of the affordability issue which the district faces and the focus the government has placed on tackling affordability, it is considered that a 15% uplift to address Market Signals is not sufficient.
- 1.1.5. The median house price to income ratio data for Harborough shows affordability worsening significantly from 7.52 in 2013 to 9.66 in 2017, a 28% increase in just 4 years. This, it is suggested, is clear evidence that the affordability issues in Harborough are severe and are getting worse.
- 1.1.6. Through the Standardised Methodology, the Government are quite clearly focussing on tackling the affordability issue that the Country faces. Under this Methodology, the level of uplift to address affordability issues in Harborough would be significantly higher than the proposed 15% put forward by the Council and also higher than our suggested response set out below.
- 1.1.7. In light of this evidence and recent Inspectors' decisions on Market Signals, Gladman consider that an uplift of a minimum of 20% would be a more appropriate response to addressing market signals in Harborough. Therefore, it is considered that the full OAN for Harborough, taking account of the local adjustment factor for the Magna Park Sensitivity Study should be a minimum of 581dpa<sup>1</sup>.

---

<sup>1</sup> HEDNA Demographic Need (10 Year Migration Trends) for Harborough = 463 dpa + 69 dpa (20% affordability adjustment) + 25 dpa Magna Park Allowance = 581 dwellings per annum