

Local Service Centres

1.15 Is the methodology for calculating the 10% growth for Local Service Centres justified?

The Council's previous response

The Council's Housing Topic Paper (EX 79) sets out the methodology for calculating the 10% growth for Local Service Centres. Paragraph 51 of the topic paper sets out that *"each settlement will see new allocations at a level broadly equivalent to a 10% growth of the estimated number of dwellings at the start of the plan period (2011), adjusted downwards to ensure that the overall level of development remains within the overall 15% target for Local Service Centres"*. Table 20 within the Housing Topic Paper illustrates this figure in the column 'proposed allocation within the local plan'.

The figures as set out within the column 'proposed allocation within the local plan' in Table 20 are reflected in Table 2.1 of the Preferred Site Options and Settlement Boundaries consultation (LP/S/12). The figure set out in table 2.1 is then reflected within the relevant section for each settlement in the Preferred Site Options and Settlement Boundaries document. These figures were considered the starting point for the proposed allocations and completions and commitments from 2011 were considered on top of any allocation. Between the Preferred Site Options and Settlement Boundaries consultation and the Pre-Submission Publication additional completions and commitments were then removed from the target figure.

Taking Ashill as an example, Table 20 of the Council's Housing Topic Paper sets out that 50 dwellings are set out within the 'proposed allocation within the plan' column. This is reflected in Table 2.1 of the Preferred Site Options and Settlement Boundaries consultation (LP/S/12), which states that the new allocations figure for Ashill is 50 dwellings. Within the Ashill section on page 51 of the Preferred Site Options and Settlement Boundaries document it is set out that an additional 90 dwellings are required over the plan period, consisting of 50 dwellings through new allocation, 37 commitments and 3 completions. Within the Pre-submission publication it is then stated that an additional 90 dwellings are required over the plan period consisting of 22 completions, 49 commitments and 20 through new allocation. This ensures that the original 10% calculation published in the Preferred Sites and Settlement Boundaries consultation is not exceeded from that point in time. Completions and commitments in the monitoring year 2017/18 have been reflected through the Council's main modifications.

The Council's additional response

The following steps highlight the approach the Council has taken to calculating the individual allocations for each of the Local Service Centres.

1. 10% Distribution per Local Service Centre

As previously mentioned in the Council's Housing topic paper and the Council's response, the figure for the 10% growth was calculated at a point in time, the 11th of July 2016 Local Plan Working Group meeting. At this meeting it was decided that a 10% growth in households would provide the basis for allocation, using the Census 2011 parish population as the starting point. The following table summarises the figures in the Local Plan Working Group report.

Local Service Centre	Population 2011 Census	Estimated number of household (2.3 household multiplier)	Completions as of 2016	Estimated number of households	10% of estimated number of houses	Proposed allocation at 10% rounded to 5,10	Proposed allocation within the local plan	Reduction to target to ensure 15% overall target not exceeded
Ashill	1411	613	3	616	62	60	50	-10

Table 1: Extract from table 20 of the Housing Topic Paper

This table shows that for Ashill the population at 2011 was 1411. The CNSHMAA (LP/H/1) assumes 2.3 people per household, this multiplier was used to calculate that there were approximately 613 dwellings in Ashill in 2011. Between 01/04/2011 and the point of this topic paper 31/03/2016 there were also 3 completions meaning the number of households increased to 616. 10% of 616 is 61.6, this is where the 62 figure comes from. For the purposes of the working group these figures were then rounded to the nearest 5 or 10, meaning the allocation requirement for Ashill was **60 dwellings**.

2. Reduced to ensure total LSC target was not exceeded

A 10% growth figure for each settlement resulted in a total % increase for all LSC higher than the target figure set out in HOU 02, the settlement hierarchy. Local Service Centres as a whole were to see 15% growth over the plan period. 10% exactly for each settlement would see this exceed the 15% target overall. It was therefore decided at the Local Plan Working Group meeting of the 11th of July 2016, to reduce the allocation proposed in each settlement to ensure that the LSCs, as a collective, did not grow by more than 10%. The reduction made to each local service centre was 9 to ensure that this did not exceed the 15% and then rounded to 10 to ensure that allocations would also be to the nearest 5 or 10. Therefore the allocation requirement for Ashill was reduced to **50 dwellings**.

This 10% figure represented a line in the sand and was taken forward from this point onwards.

Preferred Sites and Settlement Boundaries Consultation: Additional Commitments and Completions

The allocation requirement of 50 dwellings was then taken forward into the Preferred Sites and Settlement Boundaries Consultation (LP/S/12). Table 2.1 sets out states that the new allocations figure for Ashill is 50 dwellings. Within the Ashill section on page 51 of the Preferred Site Options and Settlement Boundaries document it is set out that an additional 90 dwellings would be provided over the plan period. This consists of 50 dwellings through new allocation, 37 commitments and 3 completions. The 50 dwelling target that would be broadly commensurate with 10% growth was stated within this document. The completions and commitments were added to the 10% growth figure as these had already occurred through the plan making process and contribute towards the achievement of Breckland's OAN and the delivery of 15% of development in LSCs overall. The reason why completions and commitments were not reduced from the allocation target at this point was in order to be able to positively allocate sites within the local plan and to ensure that the Local Service Centres could see growth over the plan period.

Summary: It was stated within the Preferred Sites and Settlement Boundaries consultation that the total growth provided in Ashill over the plan period is 90 dwellings – which included a new allocation

to represent a level broadly equivalent to 10% growth plus the additional commitments and completions which had occurred over the plan period.

3. Pre-Submission Publication

Through the Pre-submission publication (LP/S/1), it is then stated that an additional 90 dwellings will be provided over the plan period consisting of 22 completions, 49 commitments and 20 through new allocation. The reason why the allocation figure was reduced is to reflect completions and commitments that occurred between the Preferred Sites and Settlement Boundaries consultation and the Pre-submission publication. If the 50 dwelling allocation target was carried forward then Ashill would see a growth of 120 dwellings. The intention behind this was to ensure that the Local Service Centres did not exceed the 15% proposed through the spatial strategy.

Summary

The 10% allocation figure calculated as of the July 2016 topic paper was reflected in the Preferred Sites and Settlement Boundaries consultation and then reduced to reflect completions and commitments between the two consultations (the Preferred Sites and Settlement Boundaries consultation and the Pre-submission publication). It is considered that this approach will ensure that the level of development set out at the Local Plan Working Group and published within the Preferred Sites and Settlement Boundaries consultation is not exceeded from that point in time where a line in the sand was drawn.

For Ashill the 10% growth based on the 2011 census and completions to March 2016 represented 60 dwellings. This was reduced to 50 dwellings to ensure that Local Service Centres did not, collectively, exceed the 15% growth set out in the settlement hierarchy. Subsequent commitments and completions were then included following the Preferred Sites and Settlement Boundaries consultation and took the total figure to 90 dwellings being provided within Ashill within the Pre-Submission Publication. Ashill is provided as an example to represent how 10% growth was calculated for each Local Service Centre within the Local Plan.