



## **A Memorandum of Understanding relating to objectively-assessed need for housing in the Peterborough Sub-Regional Housing Market Area (2017)**

### **1. Introduction**

- 1.1. The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of housing needs in their area. To achieve this, they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period<sup>1</sup>. This is a key part of the evidence base to address the NPPF requirement of ensuring that Local Plans meet the full, objectively-assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework<sup>2</sup>.
- 1.2. The Localism Act 2011 places a Duty to Co-operate on local planning authorities and county councils<sup>3</sup>. This requires them to engage constructively, actively and on an ongoing basis in the preparation of development plan documents where this involves strategic matters. National policy in the NPPF adds to this statutory duty as it expects local planning authorities to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts.

### **2. The Peterborough Sub-Regional Housing Market Area**

- 2.1. The Peterborough Sub-Regional Housing Market Area covers the administrative areas of four local authorities, all of whom are signatories to this Memorandum of Understanding (MOU), namely:
  - Peterborough City Council;

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<sup>1</sup> National Planning Policy Framework, paragraph 159.

<sup>2</sup> NPPF, paragraph 47.

<sup>3</sup> Localism Act 2011, section 110.

- Rutland County Council
- South Holland District Council; and
- South Kesteven District Council

### 3. Demonstrating the Duty to Co-operate and meeting the requirements of the National Planning Policy Framework

- 3.1. The purpose of this MOU between the authorities is to support the pre-submission version of the South East Lincolnshire Local Plan (SELLP), which will be consulted upon from Monday, 10 April 2017 to Monday, 22 May 2017. The MOU sets out the agreed position between the four local authorities with respect to objectively-assessed housing need. The MOU provides a clear demonstration that the four authorities have effectively cooperated to plan for issues related to objectively-assessed housing need and consequential cross-boundary impacts.
- 3.2. The four planning authorities within the Housing Market Area have been collaborating on an ongoing basis to meet the requirements of the NPPF as set out in section one. The main outputs from this collaboration have been a joint SHMA and two subsequent updates<sup>4</sup>, which identify the scale and mix of housing needed across the Housing Market Area between 2011 and 2036. This sets out the definitive position on objectively-assessed housing need for each of the four local authorities.
- 3.3. Table 1 sets out the objectively-assessed need by local authority for additional housing in the Housing Market Area between 2011 and 2036 derived from the latest update of the SHMA. This is the figure South Holland District Council has used to derive its housing requirement set out in the pre-submission 'Publication' Draft of the SELLP.

**Table 1: Objectively-assessed housing need**

Local Authority	Objectively Assessed Housing Need
Peterborough City Council	981
Rutland County Council	159
South Holland District Council	445
South Kesteven District Council	624
<b>TOTAL</b>	<b>2209</b>

<sup>4</sup> GL Hearn for the Peterborough sub-region local authorities - Peterborough Sub-Regional Strategic Housing Market Assessment (July 2014)

GL Hearn for the Peterborough sub-region local authorities - Peterborough Sub-Regional Strategic Housing Market Assessment, 2015 Update Report (October 2015)

- 3.4. In determining housing targets in their Local Plans, local authorities should take account of the requirements of national policy and local circumstances, including basing those plans on a strategy that seeks to meet the objectively-assessed need for homes. In this regard, it should be noted that all authorities in the Housing Market Area are at different stages of plan preparation. In determining their housing target over the relevant plan period each authority will take account of all relevant evidence.
- 3.5. Against this background, the authorities are able to confirm that, for the purposes of the pre-submission Publication Draft SELLP, the full need for homes within the Housing Market Area set out in Table 1 can be met by each local authority.

#### **4. Conclusion**

- 4.1.1 The purpose of this MOU is formally to record and make public the local authorities' agreement under the Duty to Co-operate to the position as set out in this Memorandum. This MOU has been endorsed by each of the four local authorities.
- 4.1.2 The four authorities that form signatories to this Memorandum agree, therefore, that the figures in Table 1 represent the level of objectively-assessed need in each district in order to meet the overall identified need for additional housing within the Peterborough Sub-Regional Housing Market Area between 2011 and 2036; and that such levels of additional housing are able to be accommodated by each district in which the need arises.