

Housing Background Paper

Hounslow Local Plan Reviews Issues Consultation - December 2015

The adopted London Borough of Hounslow Local Plan 2015-2030, sets out how at least 12,330 additional new homes will be developed between 2015 - 2030. This new residential development will be directed towards borough's town centres and areas for growth concentrated in the West of the Borough and the Great West Corridor.

However we know that the housing supply in the borough of Hounslow is not meeting actual housing need and there is a gap between housing supply and the 'objectively assessed need for housing'. The National Planning Policy Framework (NPPF) requires the Local Plan to provide and meet the full objectively assessed needs of its housing market area and for local planning authorities to have a clear understanding of their housing needs.

Strategic Housing Market Assessment

Hounslow's Strategic Housing Market Assessment (SHMA) was carried out in 2009 and is now out of date. Since 2009, several updated and new sets of data have been published in relation to population projections, household projections and migration data. The 2011 Census revealed that the borough's population has been growing much faster than anticipated and this has led to increased levels of housing need and changes to the housing types required. The 2011 Census showed that the average household has increased in size which demonstrates a rising birth rate and overcrowding because of a shortage of large affordable family homes for families.

There have also been changes to national planning policy and guidance in relation to housing need. Therefore a review of the SHMA is necessary to ensure it's compliant with current planning policy requirements and to ensure the SHMA is sufficiently robust for the examination in public.

The Council has commissioned Cobweb Consulting to carry out the SHMA and a Housing Needs Survey.

The SHMA will be a key piece of evidence in determining housing needs and will underpin the two statutory Local Plan reviews – the Great West Corridor Plan and the West of Borough Plan.

The SHMA will take account of the best available evidence of population and household changes across the London housing market area and also more localised patterns.

The SHMA will show the nature of housing need in the borough and will produce a number of outputs, some of which are listed below:

- Estimate of future households that will require both market and affordable housing
- Estimates of the sizes, types and range of tenures of affordable housing and the size and types of market housing required
- Assessment of housing needs with an affordability analysis looking at need, demand and feasibility for affordable and immediate housing products
- Analysis of housing market trends, supply and demand in different housing sectors and price/affordability
- Identification of low cost market housing demand

The outputs of the SHMA will be used to guide the future direction of housing planning policies in the Local Plan reviews in terms of need and types of housing required as well as future Council housing strategies.

Gypsies, Travellers and Travelling Showpeople

Gypsy and Traveller accommodation is a specialist form of housing accommodation and national planning policy requires local planning authorities to make their own assessment of need.

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In the Local Plan Policy SV2 – West of Borough Plan, it sets out that the Local Plan review will assess the future need for accommodation for Gypsies, Travellers and Travelling Showpeople in the borough during the Local Plan period. The Local Plan policy SC9 seeks to provide Gypsies, Travellers and Travelling Showpeople where it meets an identified need. It safeguards the borough’s authorised Gypsy and Traveller site in Cranford known as the ‘The Hartlands’ and sets out criteria that development proposals for additional pitches would need to satisfy.

The Council has already carried out some work on assessing needs as part of the Hounslow Housing Strategy 2014-2018. However it does not consider the needs during the remainder of the Local Plan period 2017/18 – 2030. The Local Plan review, provides the opportunity to assess and address any needs for additional accommodation for Gypsies, Travellers and Travelling Showpeople that may arise during the remainder the Plan. This review will be carried out in accordance with national planning policy for traveller sites (August 2015).