



### **The publication of the Peterborough Sub-Regional SHMA and Next Steps**

The four partner authorities of Peterborough City Council, Rutland County Council, South Kesteven District Council and South Holland District Council are pleased to confirm the publication of an up-to-date Peterborough Sub-Regional Strategic Housing Market Assessment (SHMA). The SHMA sets out important evidence about the housing needs of each of our district areas, as well as the housing needs collectively across the Peterborough housing market area as a whole.

It is important to note that the SHMA is not a policy document. It does not set new targets for housing delivery or override any other housing policy in our respective Local Plans.

However, the evidence contained within the SHMA is extremely useful to each local authority (as well as our partners such as Housing Associations) because it sets out an up-to-date picture of what our residents housing needs are, what type of new housing is needed and what types of affordable homes are most needed. This information is extremely useful when we negotiate with developers over the types of housing we expect them to build on new housing sites.

The SHMA also gives evidence on what is known as an 'objectively assessed need' for housing. This is something Government requires councils to calculate and keep up to date. In simple terms, it is a calculation of how many new homes (private housing as well as affordable homes) are 'needed' in an area, based on evidence of past population growth trends, the demographics of an area, the likely formation of new households in the future and the likely size of new households. It also takes into account the affordability of homes in an area. However, it is very much a calculation based primarily on forecasts; it does not take into account what a local council might actually want to do via its own local policy and its own local ambitions. Such local policy input comes later, as part of preparing a Local Plan. Nevertheless, the SHMA indicates that for each district, and for the housing market area as a whole, there is currently the following 'objectively assessed need' for additional homes (expressed as a range):

2011-36 Objectively Assessed Need		
	Total Per Annum	Total Over 25 Years
Peterborough	1,100 - 1,200	27,500 - 30,000
Rutland	165 - 180	4,125 - 4,500
South Holland	560 - 600	14,000 - 15,000
South Kesteven	660 - 710	16,500 - 17,750
Peterborough HMA*	2,500 - 2,700	62,500 - 67,500

*\*rounded to the nearest 100*

Reflecting the need to keep the SHMA up-to-date going forward, the partner districts have agreed to prepare a light-touch SHMA update over Winter 2015/16. That update, which is

intended to be published early in 2016, will take into account the latest national projections (and any other relevant evidence) and will establish a single Objectively Assessed Need figure for each district (rather than a range as presented above).

The Objectively Assessed Need figures form a very important piece of evidence for each district as and when they commence a review of their Local Plan. At present, South Holland and South Kesteven are in the process of formally reviewing their Local Plan, and therefore such figures are particularly relevant to them in the short term. The other partner districts have yet to formally commence a review of their Local Plan, but may do so shortly.

To keep up-to-date with Local Plan preparation in each respective district, please refer to their respective Local Development Scheme (LDS), which is a short legal document confirming when a district intends to prepare a new Local Plan, and the timetable for producing it (including consultation stages). The webpage for each district's current LDS is below, and these pages should be regularly viewed to find out the latest position in respect of Local Plan reviews:

- Peterborough: [http://www.peterborough.gov.uk/planning\\_and\\_building/planning\\_policy/planning\\_policy\\_framework/local\\_development\\_scheme.aspx](http://www.peterborough.gov.uk/planning_and_building/planning_policy/planning_policy_framework/local_development_scheme.aspx)
- South Holland: <http://www.southeastlincslocalplan.org/local-development-scheme-3>
- South Kesteven: <http://www.southkesteven.gov.uk/index.aspx?articleid=1653>
- Rutland: [http://www.rutland.gov.uk/local\\_plan/local\\_development\\_scheme.aspx](http://www.rutland.gov.uk/local_plan/local_development_scheme.aspx)

Should you have any queries on Local Plans or other planning policy matters for your district, then please contact:

- Peterborough Planning Policy team – [planningpolicy@peterborough.gov.uk](mailto:planningpolicy@peterborough.gov.uk)
- Gary Alexander, South East Lincolnshire Joint Policy Unit Manager - [galexander@sholland.gov.uk](mailto:galexander@sholland.gov.uk)
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- Rutland County Council Planning Policy team – [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

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