

Objectively Assessed Housing Need

A note for clarification by Cambridgeshire County Council Research Group to support Forest Heath District Council in objectively assessing and evidencing development needs for housing.

1. The purpose of this note is to clarify that it is not necessary to address any housing shortfall prior to 2011 in the 5 year supply calculation.
2. Following the Planning Practice Guidance (PPG) methodology, the Objectively Assessed Need (OAN) update by Cambridgeshire Research Group “Forest Heath Objectively Assessed Housing Need January 2016” makes an upward adjustment for market signals, to address any need arising from any deficit accrued between 2001 and 2011.
3. The market signals indicate any imbalance between the demand for and the supply of housing (Planning Practice Guidance Reference ID: 2a-019-20140306). A worsening trend will reflect any need arising from any housing shortfall prior to 2011, and will require an upward adjustment. The purpose of the upward adjustment is to address the need arising from any shortfall between 2001 and 2011.
4. Any shortfall between 2001 and 2011 is therefore accounted for in the objectively assessed housing need for 2011 to 2031.
5. It is therefore not necessary to also address any housing shortfall prior to 2011 in the 5 year supply calculation, as to do so would be to account for any shortfall twice.
6. Paragraphs 102 to 129 of “Forest Heath Objectively Assessed Housing Need January 2016” (Cambridgeshire Research Group) provide the evidence for the upward adjustment for market signals.

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