



Tandridge District Strategic Housing Market Assessment (SHMA) 2015

In accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), Tandridge Council commissioned consultants Turley Associates and Neil McDonald Strategic Solutions (NMSS) to prepare a suite of technical papers to explore a number of specific aspects of the PPG methodology all of which together, contribute to the a Strategic Housing Market Assessment (SHMA).

These documents provide analysis and interpretation of relevant population demographics and the housing market and are used to arrive at an Objectively Assessed Need (OAN) for housing in the District. This approach has been taken by the Council to enable updates to take place, if and when required and allows flexibility for the necessary documents to be reviewed and altered individually when needed. Any update which impact multiple technical papers would also be dealt with and reflected across the relevant papers.

The following diagram sets out how these technical papers fit together to form the Council's SHMA and the process taken to arrive at the defined OAN. It should be noted that both Turley Associates and Neil McDonald Strategic Solutions have liaised throughout the process to ensure that the necessary and appropriate research is disseminated and aligned throughout.

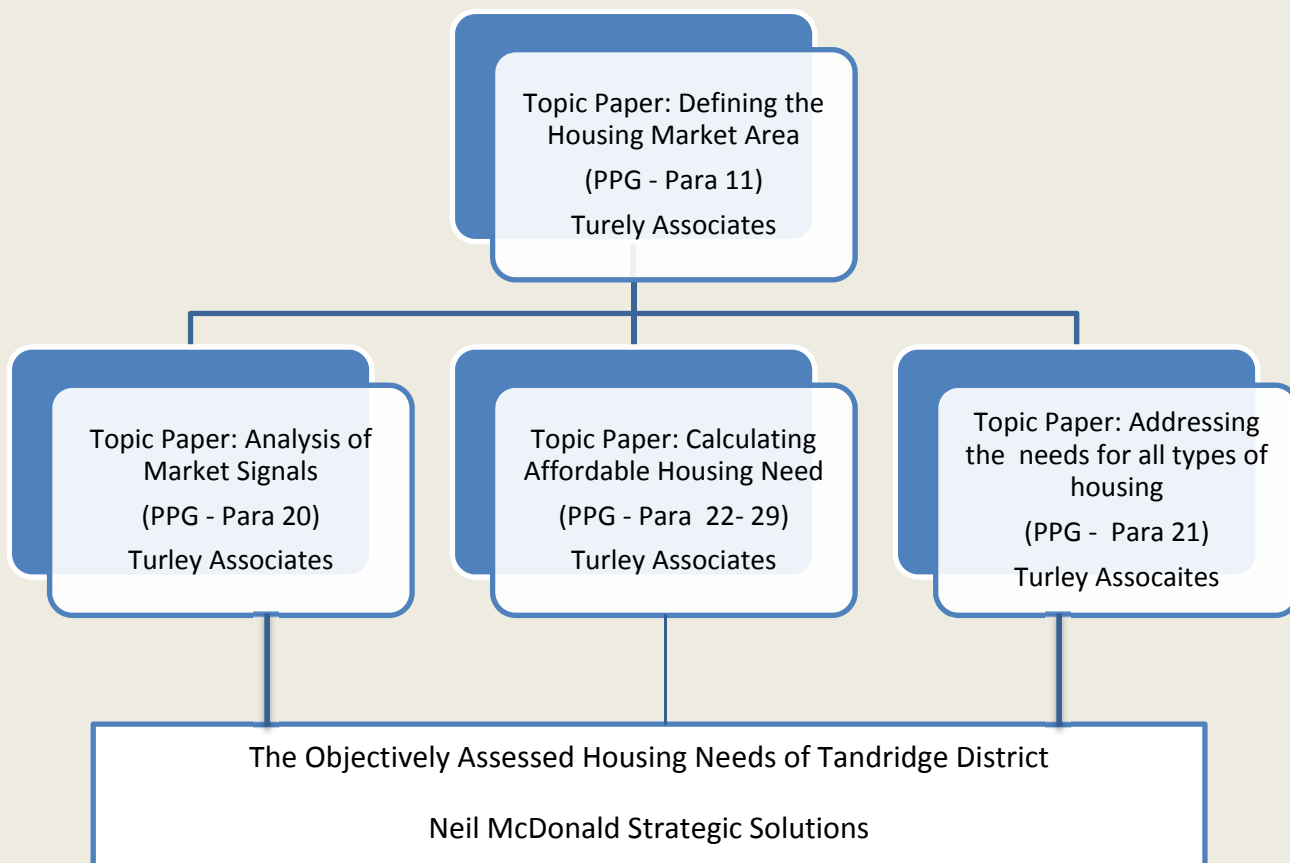


Figure 1 - Technical Paper to OAN formulation

In accordance with the NPPF (para 17), the SHMA is required to identify the full and objectively assessed need for housing in the District. The PPG then elaborates on this and stipulates that starting point for determining the OAN should be derived from the most up to date population figures and the reports have complied with this. At this moment in time, the DCLG's 2012-based household projections (DCLG 2012) which were released in February 2015 that were based on the ONS 2012-based sub-national Population Projections (2012 SNPP) published in May 2014 are the most up to date. In addition, more recent evidence on how the population has changed since 2012 is also available from the 2014 Mid-Year Estimates (2014 MYE, June 2015) and the international migration statistics for the year to March 2015 which was released in August 2015 and consideration of this data has also been considered.

To ensure that the approach being taken, Turley Associates have also prepared a document summarising relevant recent Planning Inspector's Reports on SHMA's which have arisen through the Examination in Public process. This document considers relevant Planning Inspectorate decisions available at July 2015 and ensures that key factors which would need to be considered in the preparation of the SHMA, had been dealt with appropriately to ensure that a robust and sound approach was taken.

The Council recognise that as part of the wider plan-making process, further work will need to be carried out on the links between levels of employment and housing provision to ensure balance, and this will be done in due course and utilised to inform a preferred strategy.