



East Hampshire: Technical Note

Technical Note: Testing the Standard Method Housing Need for East Hampshire

This paper examines local demographics and considers the extent to which these provide justification for diverging from the Standard Method housing need figure for East Hampshire. It recognises that Planning Practice Guidance (PPG) does not allow use of projections later than the 2014-based subnational household projections (SNHP), but that it does allow an alternative approach where figures are based on realistic assumptions about demographic growth. Some key quotes from The National Planning Policy Framework (NPPF) and PPG are shown below.

Paragraph 61 of the NPPF states: “To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.”

Within the PPG there is an expectation that the standard method will be used, and that any other method will be used only in exceptional circumstances. It says “Where an alternative approach results in a lower housing need figure than that identified using the standard method, the strategic policy-making authority will need to demonstrate, using robust evidence, that the figure is based on realistic assumptions of demographic growth and that there are exceptional local circumstances that justify deviating from the standard method. This will be tested at examination”.

This document also recognises that East Hampshire District is split between the Local Planning Authority (LPA) and the part of the District within the South Downs National Park (SDNP). The bulk of the analysis in this document is for the whole of the District area (i.e. both the LPA and the National Park) – this is mainly due to this area being one for which data is readily available and is also the area used for the Standard Method. However, it is recognised that the National Park does complicate matters, and indeed this is reflected in the PPG which says in paragraph 2a-014:

“Where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, where local authority boundaries have changed due to reorganisation within the last 5 years or local authority areas where the samples are too small, an alternative approach will have to be used. Such authorities may continue to identify a housing need figure using a method determined locally, but in doing so will need to consider the best available information on anticipated changes in households as well as local affordability levels”.

This report therefore also considers what a household projection might look like for the National Park (noting that official projections are not provided at this level) and also whether the National Park has a different house price to income affordability ratio which will lead into estimates of housing need if using the framework of the Standard Method.

a. Standard Method Calculations

The starting point for assessing housing need is the standard methodology which is set out by Government in Planning Practice Guidance and uses a four-step process. The Standard Method is discussed in more detail in the main HEDNA report and so is not repeated here. The table below does however summarise the annual need arising from this method, for reference equivalent data has also been provided from the most recent SNHP. It is recognised that more recent SNHP are not used in the Standard Method, but they do provide some indication of a more up-to-date position regarding demographic trends.

The analysis shows a housing need for 597 dwellings per annum (dpa) to be provided using the Standard Method and interestingly this figure remains unchanged if the 2018-based SNHP (principal variant) is used instead. Other variants in the 2018-SNHP do show a slightly lower need – both for 530 dpa.

In the column titled 2018-based (AIM) – AIM stands for Alternative Internal Migration and is a variant population projection developed by ONS to look at trends over the 5-year period to 2018 (the principal projection is only based on 2-year trends for internal (domestic) migration trends). Generally, we would consider the AIM variant to be the most robust to use and where reference is made to the 2018-based figures later in this document it is that projection which is being used. More detail about the choice of projections can be found in the main HEDNA report, but it is worth noting that in methodological terms the AIM variant is the closest to method used in 2014-based projections.

Figure 1: Calculation - Standard Method and if using 2018-based household projections

	2014-based	2018-based (P)	2018-based (AIM)	2018-based (10-year migration)
	PPG compliant	not compliant	not compliant	not compliant
Households 2021	51,219	51,045	50,849	50,847
Households 2031	55,102	54,931	54,300	54,297
Change	3,883	3,886	3,451	3,450
PA change	388	389	345	345
Affordability ratio	12.58	12.58	12.58	12.58
Uplift	54%	54%	54%	54%
Need	597	597	530	530

Source: Range of ONS data

b. Components of the Standard Method

The Standard Method can be seen to be made up of a small number of different pieces of data, essentially just household projections and an affordability ratio. The household projections are however made up of subnational population projection (SNPP) data, to which estimates of household formation are applied. The population projections themselves are made up of data about natural change (births minus deaths) and migration. The affordability ratio is made up of house prices and local incomes.

The analysis below seeks to look at the various individual components making up the Standard Method and also looks at more up-to-date demographic trend data. The broad analysis can be considered as covering the following:

- Are the trends feeding into the 2014-based SNHP correct or should adjustments be made to the projections – this is particularly with reference to the SNPP and recognises that there may be issues with migration data as a result of amendments made by ONS after the 2014-SNPP had been published
- Do more recent trends (particularly around migration and population growth) suggest that the 2014-SNHP and its components are substantially wrong. If so, what is a reasonable demographic projection?
- Can any of the data be seen to be exceptional and therefore point to a different housing need than is generated by the Standard Method?

c. Trends feeding into the 2014-based SNHP

The first analysis below looks at the quality of the 2014-based SNHP, essentially, if it can be shown that the data on which the projection was based is significantly wrong then this would arguably demonstrate an exceptional circumstance which could then be used to justify developing an alternative projection which takes account of demographic trends. The analysis below considers:

- Trends in migration
- Natural change
- Household formation rates

Generally, it is considered that estimates of natural change (based on births and deaths) are fairly well recorded by ONS and therefore we have not sought to challenge these figures or how they have been projected forward in the 2014-SNPP. We do however return to looking at natural change in terms of more recent trends and the subsequent accuracy of the 2014-based projections.

Migration trends to 2011

Firstly, in looking at migration it can be noted at the time of the 2014-SNHP, ONS (in the SNPP) used data from the previous 5-years to look at internal (domestic) migration and the previous six years for

international migration. It can also be noted that there is a slight break in the data for 2011 as the 2011 Census allowed ONS to correct past estimates of population change.

The first part of the analysis looks at components of population change in the period to 2011, this is shown in the table below with full data for the 2001-11 period shown. The column we are particularly interested in is the 'Other (unattributable)' which is also often known as Unattributable Population Change (UPC) – this is a correction made by ONS upon publication of Census data if population has been under- or over-estimated.

In East Hants the UPC is positive for all years and that would suggest that ONS had previously underestimated population growth and has increased its estimates as a result of the 2011 Census being published. UPC is likely to be due to one or more of the following:

- Estimates from the 2001 or 2011 Census were incorrect;
- Estimates of Migration were incorrect; or
- Births and Deaths recorded incorrectly.

Generally, the collection of birth and death data in the UK is of high quality (due to registration systems) and it is considered unlikely that this will be a source of possible errors.

Therefore, it is likely that UPC exists because either the Census is wrong or estimates of migration are wrong (or a combination of the two). It is difficult to say what the reasons are but would comment that if the error is due to migration, then it is arguable that the trends feeding into the 2014-based SNPP are too low and therefore the projection developed by ONS also under-estimates future change (which would lead to a higher population projection and hence higher need). However, it should also be noted that the level of UPC is fairly modest and could potentially be explained by errors in the Census (meaning that the 2014-SNPP can be thought of as broadly correct).

Overall, the analysis of trends in the period to 2011 does not give any compelling reason to set aside the 2014-SNPP although if anything, it is arguable that the 2014-SNPP shows future population growth that is too low based on past trends (and this would therefore mean household projections and housing need estimates would also be too low).

Figure 2: Components of population change, mid-2001 to mid-2011 – East Hampshire

	Natural change	Net internal migration	Net international migration	Other changes	Other (unattributable)	Total change
2001/2	20	36	-4	44	141	237
2002/3	8	-195	-13	24	131	-45
2003/4	34	460	-284	76	113	399
2004/5	83	441	-155	27	126	522
2005/6	137	162	213	18	119	649
2006/7	112	757	194	-11	113	1,165
2007/8	89	530	174	-16	99	876
2008/9	122	714	135	13	105	1,089
2009/10	150	575	198	53	113	1,089
2010/11	96	367	93	56	48	660

Source: ONS

Trends from 2011 to 2014

The 2014-SNPP also used trends in the period up to 2014 and with no correction due to Census data (i.e. the issue of UPC does not arise). However, in 2018, as part of a revision to 2016 mid-year population estimates (MYE) ONS published updated estimates of migration and population growth. This is important in the context of the 2014-based projections as the projections themselves were developed using older data, which ONS has now updated.

The table below shows a summary of the 'original' data (that which would have been used in the 2014-based SNPP) and 'revised' data. It can be seen that all components of change remain unchanged apart from international out-migration. For East Hants, ONS now considers that out-migration was actually lower than previously thought and therefore net in-migration was higher. In terms of the 2014-SNPP this again potentially means that the trends feeding into the projections should have been higher and therefore that the projections may be a bit on the low side (which would point to higher needs).

It is however arguably that the changes made by ONS are not substantial and it is unknown exactly what impact they would have had on the projections. The data does however clearly point to the 2014-SNPP as being more likely to be too low than too high.

Figure 3: Original & Revised Components of Population change (2011-14) – Summary

	Original			Revised			Difference		
	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14
Start Population Estimate	116,010	116,400	117,088	116,010	116,574	117,401	0	174	313
Births	1,215	1,129	1,130	1,215	1,129	1,130	0	0	0
Deaths	1,094	1,127	1,094	1,094	1,127	1,094	0	0	0
Natural Change	121	2	36	121	2	36	0	0	0
Internal Migration in	6,573	6,525	6,786	6,573	6,525	6,786	0	0	0
Internal Migration out	6,186	5,669	6,345	6,186	5,669	6,345	0	0	0
Internal Migration net	387	856	441	387	856	441	0	0	0
International Migration in	364	366	427	364	366	427	0	0	0
International Migration out	535	487	425	366	348	234	-169	-139	-191
International Migration net	-171	-121	2	-2	18	193	169	139	191
Special change	53	-49	-84	54	-50	-84	1	-1	0
Other Adjustments	0	0	0	4	1	-2	4	1	-2
End Population Estimate	116,400	117,088	117,483	116,574	117,401	117,985	174	313	502

Source: ONS

Household representative rates

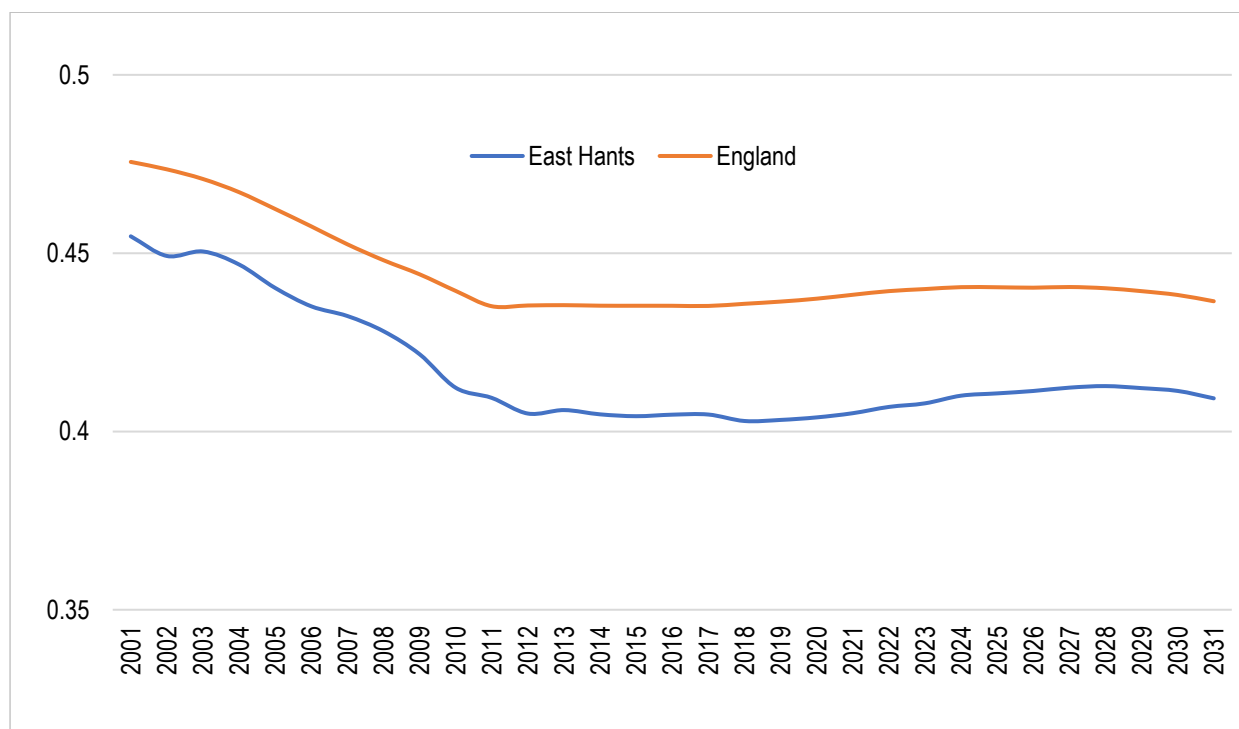
One final factor that feeds into the SNHP are household representative rates (HRRs) – these are essentially the chances of a person of a particular age being considered as the household reference person (or head of household). One key age group that is often looked at in terms of HRRs is people aged 25-34; this is because this age group generally has seen greater degrees of suppressed household formation than other age groups (notably in the 2001-11 period and related at least in part in difficulties accessing the housing market (e.g. due to rising prices and mortgage restrictions)).

The figure below shows the HRRs for this age group and compares these with equivalent data for England. For East Hants, it can clearly be seen that the HRRs fell between 2001 and 2011 but that moving forward, the figures are expected to level off. A virtually identical trend can be observed for England (albeit the rate is slightly higher for all time periods).

The reduction in the HRR for 2001-11 does point to suppression of household formation and this would be corrected for within the Standard Method by the inclusion of an affordability uplift – which according to PPG is in part applied because household formation may be constrained by the supply of homes.

Overall, the analysis of HRRs does not point to any exceptions circumstance in East Hants that would lead to suggesting a different projections should be developed to estimated need.

Figure 4: Household Representative Rates for people aged 25-34 – 2014-based SNHP



Source: MHCLG

Conclusions on the 2014-based SNHP

Overall, the analysis has found nothing to suggest there are any major issues with the accuracy of the 2014-based SNHP. Some data (around UPC and migration in the 2011-14 period) does suggest that if anything the projections may use trends that underestimate growth (leading to a lower projection than might have been expected to be the case) but this is not clearcut, and nor is the impact the data might have had on any alternative projection developed by ONS. It is therefore suggested that the 2014-SNHP can be used as part of the method to assess housing need in the District – in-line with the requirements of the PPG.

d. Recent Demographic Trends

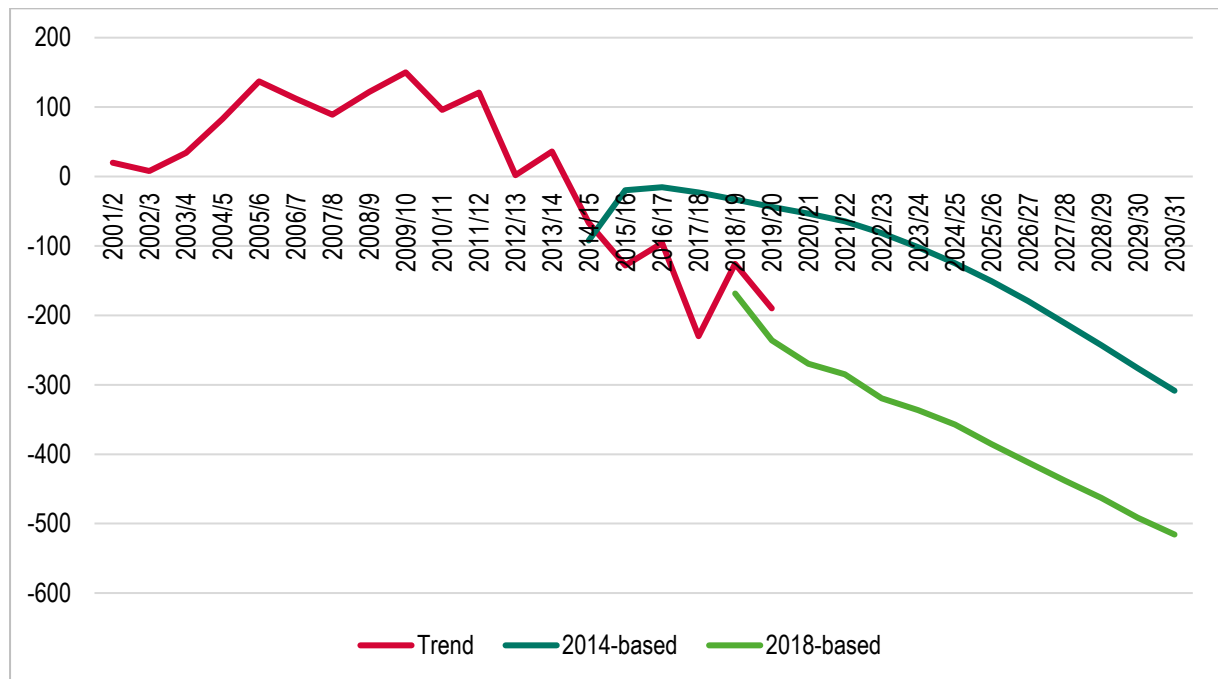
As noted, analysis points to the 2014-SNPP (and SNHP) as being reasonable projections in the context of the data feeding into them and that there are no exceptional circumstances to mean an alternative should be developed. A further exceptional circumstance however could be that demographic trends have changed sufficiently since the 2014-based figures that these can no longer be relied on as a reasonable projection. The analysis below looks at this possibility.

Natural Change

Firstly, the analysis looks at levels of natural change in East Hants (see figure below). Over the past decade or so natural change has been falling quite rapidly but this was not expected/projected in the 2014-SNPP (which does show some decline, but consistently shows higher levels of natural change than has actually been recorded by ONS). For contrast, projected data from the most recent SNPP (2018-based and using the alternative internal migration variant as this is closest in methodology to

the 2014-based figures) shows a projection which looks to be pretty consistent with the trend and arguably points to an alternative projection being reasonable.

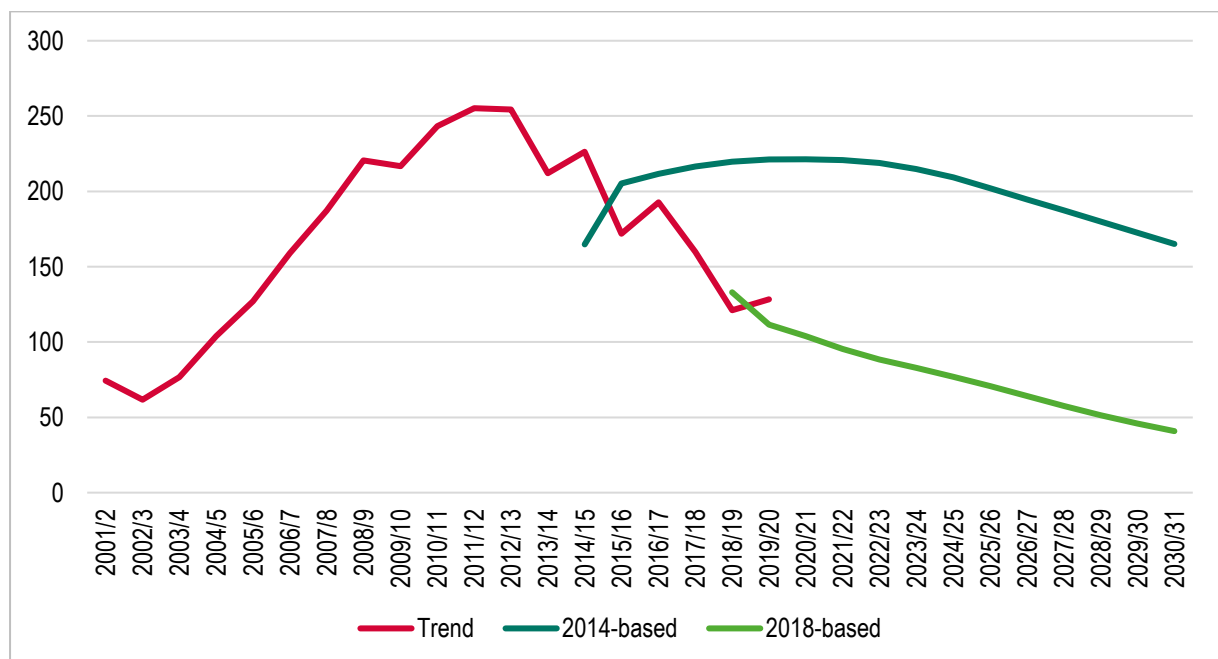
Figure 5: Past trends and projected future natural change in East Hampshire



Source: ONS

It is however arguable that the situation in East Hants is not exceptional. The figure below shows the same information for the United Kingdom. This again clearly shows a decline in natural change which is not reflected in the 2014-SNPP (but is reflected in 2018-based data). Therefore, whilst the changes might not be exceptional in comparison with the national position they can be considered as exceptional when compared with the 2014-SNPP (which underpins the Standard Method).

Figure 6: Past trends and projected future natural change in the UK



Source: ONS

A lower projected level of natural change would be expected to see a lower projected level of population growth, and once translated into households, lower growth and housing need.

Migration

It is also possible to look at recent trends in migration, summarised for the purposes of this document as simply net migration (taking account of both internal and international migration) – data is available up to mid-2020. Figure 7 below shows net migration to the District has generally been on an upward trend since 2001, with particularly strong migration in the most recent years. This has been driven principally by internal migration which is often a bigger factor than international in East Hampshire as is evident from the data in figure 2

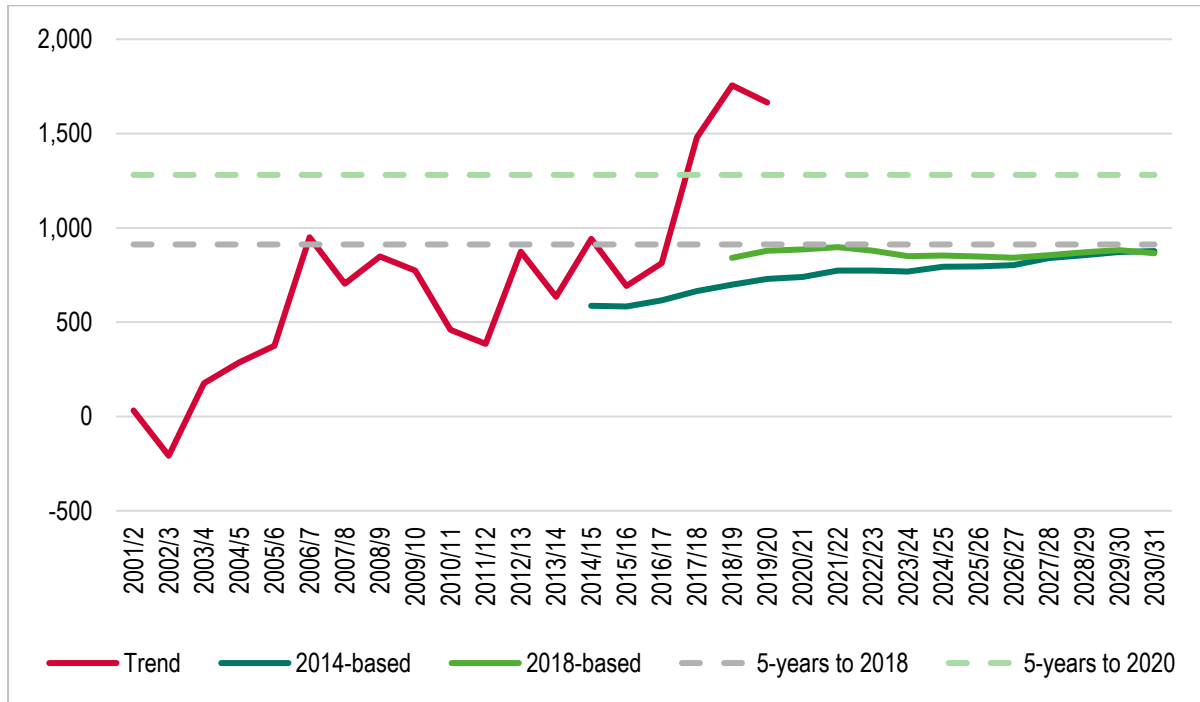
From this analysis we are looking to see the extent to which the 2014-SNPP accurately projected migration and how more recent trends might be expected to feed into any new projections (recognising the latest projections are from 2018 but there is now data up to 2020).

Firstly, in the 2014-20 period, the 2014-SNPP projected for migration to be around 650 per annum on average (net), but ONS has recorded a higher level of migration (over 1,200 per annum on average). If we look at the 5-year period to 2018 (which is the trend period used in the 2018-SNPP) then the average level of net migration is around 912 per annum. This would point to the 2014-SNPP underestimating migration, which would potentially lead to a higher projected population growth (and housing need) although the higher migration will to some degree be tempered by the reductions in natural change.

The figure below also shows that the 2014-SNPP does project for net migration to be higher the further into the future we go, changes in future migration will arise due to the ONS model looking at interactions between areas and considering where both in- and out-migrants will move to and from. In the 2021-31 period (chosen to align with the projection period used in the Standard Method), the 2014-SNPP projects net migration of around 815 per annum, closer to, but still below the average to 2018, and some way below the average to 2020.

It is interesting that the 2018-SNPP shows an average net migration (2021-31) of 864 per annum, which is close to the trend in the period to 2018 and would suggest that the 2018-SNPP is a reasonable projection on the basis of past trends. However, the analysis shouldn't lose sight of the fact that since 2018 migration has been recorded as being somewhat higher, and were ONS to produce a 2020-based projection (which they are not) then this might be expected to include a higher level of migration again.

Figure 7: Past trends and future projections of net migration – East Hants

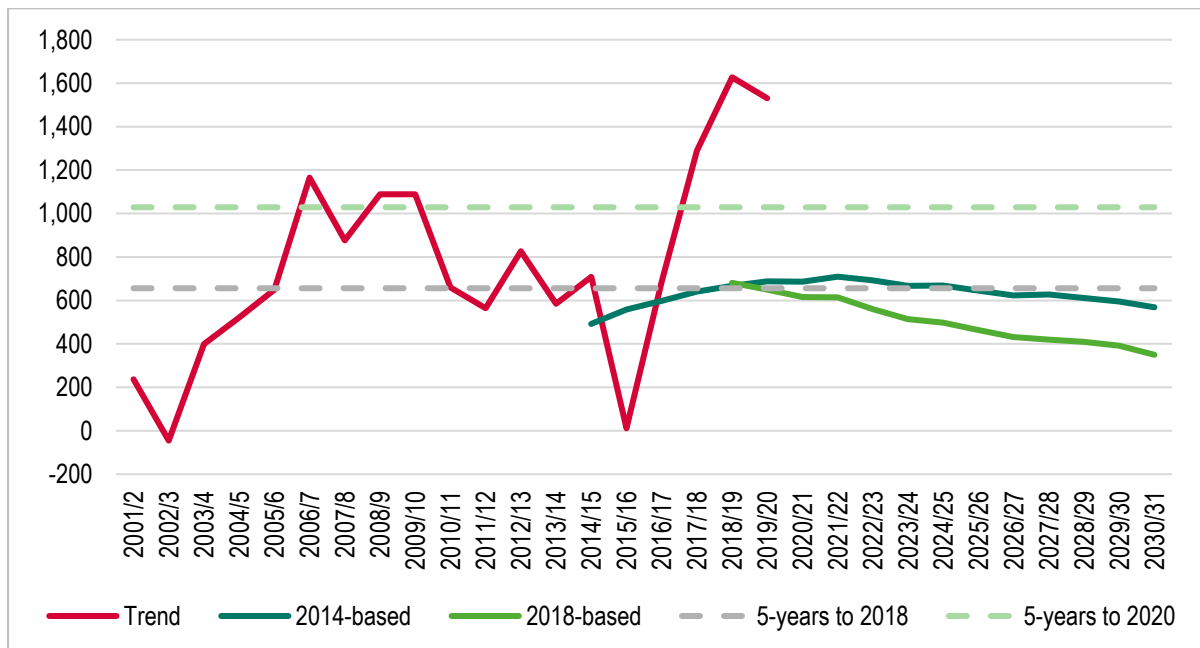


Source: ONS

Population growth

The data for natural change and net migration can be brought together to look at overall population change with the figure below showing a similar analysis to that around migration (above) but for overall population growth. Given trends to 2018, the 2014-SNPP actually looks to be reasonable (with 2018-based data arguably being a bit on the low side). Again however, inclusion of data to 2020 does point to both projections showing a level of future population growth that is some way below trends.

Figure 8: Past trends and future projections of population growth – East Hants



Source: ONS

Conclusion on Recent Trends

The main conclusion from this analysis is that there have been clear changes in natural change (downward direction) and net migration (upward direction) and if looking at the period to 2018, the projections (both 2014- and 2018-based) look reasonable. The difference between projections, despite the differing trends feeding into them do point to the 2014-SNPP as being a sound projection to use. However, it is notable that trends to 2020 are somewhat higher, and do point to the likelihood that any future projections might be expected to show higher growth, although until projections are developed (which won't now be until a 2021-based version, likely in 2023) it is not possible to be certain.

It should be noted that there will invariably be implications arising from the COVID-19 pandemic and Brexit; however, the effect of these events will only be apparent in data from 2020 onwards. As a result, the data informing the Local Plan Review will not capture these events; however, in the context of Brexit, we would caution against assuming the effect on migration statistics will be negative given much of the contribution to recent migration growth has been via internal migration.

e. Splitting the need between LPA and National Park

The analysis above points to the 2014-based SNHP as being a reasonable projection to use for determining housing need. Whilst more recent projections (2018-based) show a slightly lower level of population (and household) growth, more recent trends (to 2020) point to higher growth over the last couple of years.

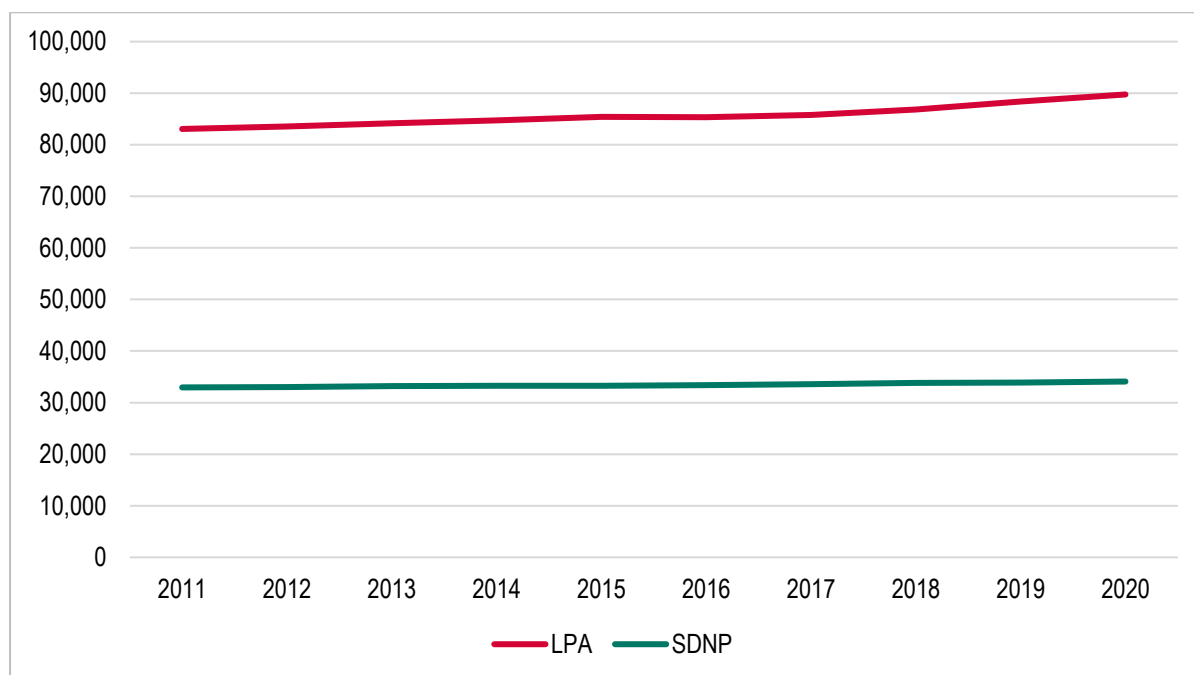
One final issue to be discussed is how should the need be split between the local planning authority (LPA) and the National Park area (where this falls within the boundary of East Hants). A different Standard Method figure could exist for these areas as a) projected household growth would be different and b) a price:income affordability ratio can reflect local information.

Demographic data and household growth

Firstly, below we look at demographic information. The SNPP and SNHP are both only published for local authority areas and do not therefore split this between the LPA and National Park. Our analysis therefore begins by looking at population trends, with the figure below showing estimated population from 2011 to 2020 in each of the LPA and the National Park. Data is only provided back to 2011 as this is the date from which reasonable quality small area estimates can be obtained.

Overall, the analysis shows that the population of the LPA is somewhat larger than the National Park, the data also points to population growth in this area as having been slightly stronger over the period studied.

Figure 9: Estimated population in the LPA and National Park EH Area (2011-20)



Source: ONS

This is shown in more detail in the table below with additional information about the proportion of the population living in the LPA and also population growth in the LPA compared with the National Park. Two periods have been studied (both for 5-years), one is 2011-16 which gets us as close to 2014 as this data allows, with the second period being 2015-20, which is the most up-to-date period for which data is available.

The data shows in 2011 that the LPA had 71.6% of the population of the District, and by 2020 this had risen slightly to 72.5% - in 2014, 71.8% of the population of the District lived in the LPA. Generally, the data suggests around 72% of the population as being in the LPA and 28% within the National Park.

When looking at the population growth in each area it can be seen that the LPA has seen greater proportional increases than the National Park; and it is also worth noting that figures for the two periods studied are quite different (with the most recent period showing stronger growth in both areas). Overall, the analysis points to proportionate population growth in the LPA as being roughly double that seen in the National Park.

Figure 10: Estimated population in the LPA and National Park EH Area (2011-20)

	LPA	SDNP	District	% in LPA
2011	83,062	32,948	116,010	71.6%
2012	83,532	33,042	116,574	71.7%
2013	84,185	33,216	117,401	71.7%
2014	84,719	33,266	117,985	71.8%
2015	85,401	33,293	118,694	72.0%
2016	85,338	33,367	118,705	71.9%
2017	85,810	33,582	119,392	71.9%
2018	86,862	33,819	120,681	72.0%
2019	88,416	33,892	122,308	72.3%
2020	89,752	34,086	123,838	72.5%
Change (2011-16)	2.7%	1.3%	2.3%	-
Change (2015-20)	5.1%	2.4%	4.3%	-

Source: ONS

We can use the data above to provide an indication of the possible projected level of household growth in each of the two areas. This is based on the earlier observation of a household growth of 381 households each year from the 2014-based SNHP (2022-32).

In order to do this, we have estimated what the household growth would be if the LPA sees growth that is (in proportionate terms) around double of that seen in the National Park. Based on the data set out in the Table, this analysis would point to household growth of around 319 per annum in the LPA area and 62 in the National Park. Alongside an affordability ratio calculation, these figures have been taken forward into an assessment of the standard method in each area below

Affordability

The standard method affordability ratio is based on the median house price divided by the median income, with the most recent data being for 2021 (the house price data is specifically for the year to September 2021). The latest data is a median price of £415,000 and an income of £28,603, giving an affordability ratio of 14.51.

Analysis of Land Registry data for the same period shows a much higher median price in the National Park (£500,000) than the LPA (£385,000) which does point to the possibility of a different ratio for the two areas.

Regarding incomes, data in the HEDNA suggested an annual household income across the whole District of £41,764, with the figure for the LPA being £41,962 and the National Park being £41,280. These are for household incomes rather than earned income as used in the Standard Method but are the best data we have to look at potential differences in income across the two areas. The latest figure used by ONS in its affordability ratios is £28,603 and therefore on the basis of the household incomes

it is estimated that the equivalent figures are £28,739 for the LPA and £28,272 in the National Park (based on the pro-rata of our household income estimates).

Using the house prices and income estimates we can calculate separate affordability ratios for each of the two areas and the uplift to household growth this would be equivalent to – this is shown in the table below.

Figure 11: House prices, incomes and affordability ratios in the LPA and National Park EH Area

	LPA	National Park
Median house price	£385,000	£500,000
Median income	£28,739	£28,272
Affordability ratio	13.40	17.69
Uplift to household growth	59%	86%

Source: Derived from ONS data

For the 2022-32 period household growth for the whole District was 381 per annum. If the figure is based on relative population growth over time (assuming for this that growth in the NP is at half the rate seen in the LPA) then we would get the estimates of need set out in the Table below.

Figure 12: Estimated Standard Method housing need for LPA and National Park – using a household growth split based on past growth in each area

	LPA	NP	TOTAL
PA hh growth	319	62	381
Affordability ratio	13.40	17.69	
Uplift	59%	86%	
Need	506	115	621

Source: Derived from ONS data

In the HEDNA, the Standard Method was based on a need for 632 dwellings per annum. Our working assumption for modelling in the report is that 517 homes per annum are delivered in the LPA area and the remaining 115 homes per annum are delivered in the National Park.

f. Conclusions

At a District level there is no evidence to suggest that demographic data feeding into the Standard Method is substantially wrong – looking at the period to 2011 (which forms part of the trend period used by ONS in their projections) there is evidence that ONS may have slightly underestimated migration and so arguably the projections developed (2014-based) are on the low side and would show a higher need if recalculated.

However, the degree of any error in the ONS trend data does not look to be significant, and it is impossible to know if this relates to migration figures (it could alternatively reflect errors in either or

both of the 2011 or 2011 Census). Therefore it is considered that the 2014-based projections (at least in terms of trends to 2011) are broadly sound but if anything likely to under- rather than over-estimate future population and household growth.

In the remainder of the trend period feeding into the 2014-based projections (2011-14) there is again some evidence that ONS may have under-estimated migration and therefore produced projections that are lower than they might have been. This observation is based on ONS revising its mid-year population estimates (MYE) for the 2011-16 period – revisions were made to reflect improved estimates of migration.

For East Hampshire the revised figures show lower levels of international out-migration and therefore higher net migration which if translated into a trend-based projection might be expected to show higher growth and therefore housing need. Therefore it is not considered that there is any downside to the 2014-based projections.

Analysis has also briefly studied household formation rates (which are used to translate population projections into household projections). Looking at the 2021-31 period (which is the period used in the Standard Method, and focussing on the key 25-34 age group it is concluded that there is nothing within the figures to suggest that East Hampshire is in any way exceptional.

Overall, it is considered that the 2014-based SNHP are a reasonable projection to use for the Standard Method, not only is it in line with guidance, but there are no clear errors with the data used by ONS to produce these projections.

As well as studying the integrity of the 2014-SNHP, analysis has been undertaken to see if more recent trends point to an alternative housing need figure.

One notable feature of the 2014-based projections is that levels of natural change (births minus deaths) have been significantly lower in recent trends than were projected in the 2014-based projections, with more up-to-date projections (2018-based) tending to show future figures that are more in-line with the past trend. A lower level of natural change would be expected to lead to lower population growth and hence lower household growth (and hence housing need).

However, the finding for East Hampshire does appear to broadly mirror the national trend for natural change and arguably cannot be considered as exceptional. Indeed it seems likely that one of the reasons for MHCLG deciding to keep using the 2014-based projections is that they were aware of the lower population growth in more recent projections and so there is no clear basis to reduce future projections on this basis.

To a considerable extent the lower level of natural change has been counter-balanced by increases in migration, which has been steadily increasing over the past couple of decades. Migration has been particularly strong over the last two years for which data is available (2018-20). This date is after the

latest projections developed by ONS (2018-based SNPP and SNHP) and would point to recent trends arguably having some upside to estimates of need. That said, the data has not been translated into projections and it is notable that the 2018-based projections (in population terms) are not substantially different to 2014-based figures.

There is again nothing in recent trends, and how they have been translated by ONS into new projections to suggest overall that the 2014-based SNHP does not continue to provide a reasonable projection for use in determining housing need across the District.

Overall, there is nothing in the analysis that supports moving to consider a lower figure for housing need than is derived from the standard method. It is recommended that the standard method figure should be used as the appropriate starting point for plan-making before other factors such as nationally significant constraints are taken into account.

In addition to the above, analysis has also sought to split the local housing need between the LPA and the National Park. This has been done by seeking to estimate projections of household growth linked to past growth trends and then factoring in an affordability ratio for each of the two areas based on local house price and income data.

Overall, the analysis suggests a need for between 506 and 517 dwellings per annum in the LPA area, with the latter considered an appropriate modelling assumption.). For the National Park, the figure is 115 dwellings per annum equalling the total 632 dwellings per annum derived from the standard method.