



# Housing:

## Local Plan Review Topic Sheet

### Introduction

This is one of a number of short topic sheets that have been prepared as part of our early conversations with communities on the Local Plan Review. It is designed to provide some key facts and housing issues that we will need to consider in reviewing our Local Plan. It is hoped that it will prompt discussions and enable people to join in the conversation.

### Some key facts and issues:

- **1,999 new homes have been built** in South Lakeland since the current Local Plan was adopted (2010), averaging 222 per year. This includes **505 affordable homes**.
- Over the past 5 years an **average of 286 homes have been built each year**.
- On average, **homes in South Lakeland cost over 8 times the average household income level**. (SL: 8.34, England 8, Cumbria 5.62, NW 5.86)
- Around **80% of employed people who live in South Lakeland also work here**.
- A recent survey showed **that most houses (70%) being built here are bought by people already living in South Lakeland**.
- The proportion of **privately rented homes has increased** and the **proportion of homeowners with mortgages has decreased**. Almost 45% of homes in South Lakeland are owned outright.
- The district has a **higher proportion of larger and detached homes** than nationally.
- Our **population has grown by 819 people since 2010**. This has been driven by people moving into the area from other parts of the UK. Deaths outnumber births in South Lakeland and **without people moving into the area our population would be in decline**.
- Projections suggest the **number of households in the Local Plan area could increase by up to around 5,600 between 2016 and 2036** and our **population could increase by up to around 7,500 people**.
- A recent study has calculated our **housing need to be up to 290 homes per year** for the next twenty years, taking into account population forecasts, economic growth forecasts and longer term migration trends.



- By 2036 it is estimated that 10,000 more residents will be aged over 65 in South Lakeland.

## What does our existing Local Plan say about housing?

- It includes a housing target of 400 homes to be built per year, but this figure is in need of review, as it doesn't reflect our current evidence on housing need and population trends.
- It requires 35% of new homes to be affordable, with a mix of affordable rent and 'intermediate' affordable houses (discounted sale or shared ownership).
- It requires new development to offer a range of housing types and sizes to reflect local needs and it promotes the building of housing specifically suited to older people, for example extra care housing.
- It allows affordable housing to be built in the countryside outside villages as an 'exception' where there is a strong local need, and allows homes to be built by people who have an essential need to live in the countryside.
- It allocates sites for almost 4,500 houses up to 2025, and identifies potential 'broad locations' for an additional 800 homes in the longer term. Around 550 homes have been built on these allocated sites since 2013.
- It promotes self-build housing and allows small scale appropriate housing in and next to small villages and hamlets.
- It requires all new homes to be built to higher standards to make sure they are more accessible and adaptable for people as their needs and mobility change over time.

## What does this mean for the Local Plan Review?

- We need to set a revised target for new homes that reflects local need. This should take into account the government's population and household growth predictions and local affordability issues. It can also look at issues around economic growth plans and the need to increase our working age population. The government has set a standard formula for calculating housing need but because our planning authority boundary doesn't match the district boundary we are able to use a different approach, as long as we can show that it is based on robust evidence and logical assumptions.
- We need to review our approach to the types and amount of affordable housing we require new developments to provide. We will look at how our policy has been working and the types of affordable housing that have been delivered.
- We need to ensure that suitable housing is provided for our significantly ageing population for example specialist housing such as extra care housing.



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- We also need to review whether our current Local Plan is ensuring the housing needs of different people are being met, for example people looking to build their own home, people wanting to buy their first home, people looking to rent, and people that need to live in rural areas.