

Strategic Housing Market Assessments in rural areas

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Executive summary

The aim of this research is to assess the identified need for social housing in rural England and make the case for meeting this need to be prioritised within the new government's planning policies. To do this we first identified 84 rural local authorities using data from both the 2011 and 2021 Rural-Urban Classifications. We then identified their most recent Housing Needs Assessment (HNA) and extracted the overall housing need and affordable housing need for each local authority. From their adopted or emerging Local Plan we also extracted the policies for housing delivery and affordable homes. From Government housing data we also calculated the difference between housing completions and household projections from 1997 to 2023, and compared these against housing needs from the NHAs and using the Government's new Standard Methods. Finally, we calculated the number of affordable housing completions over each local authority's plan period to 2023 and compared these to the policy requirements.

The key findings include:

- Around half of the local authorities have completed their NHAs since 2020, with only 7 having NHAs of more than ten years old (Table 1). A comparison between the identified need in the NHAs and the new Standard Method (Table 4) reveals that the new Standard Method has substantially increased the housing targets for many rural authorities; by more than double in twelve local authorities. These differences do not appear to relate to the age of the most recent HNA.
- The number of new homes built is lower than government household projections in the majority (79%) of rural local authorities since 1997 (Table 4). The range of shortfalls vary from 41 homes in Wyre to 14,962 homes in Cornwall over this period. The new standard method for calculating housing need, introduced with the 2024 NPPF, results in indicative requirement figures that overall are 56% above (~91,000 houses per year compared to ~58,400) the most recent affordable housing requirements calculated by and for rural local authorities.
- Some local authorities with the greatest increase calculated using the Standard Method have a relatively high demand for second homes and low affordability, including South Hams, Cotswolds, Wychavon and Westmorland and Furness. Cornwall does not appear to

have a LA-wide HNA, although the Local Plan sets a target of 2,707 compared with a Standard Method need of 4,421. There is a risk in these places that these large numbers of new homes will not provide the needed additional affordable homes for younger local people, or other households on average local wages or below, and will instead be delivered for second homes or those moving from other parts of the country.

- Most local authorities have Local Plan policies that set out the expected provision of affordable housing (e.g. 30%), even if this varies across the authority, and an overall expectation of the different tenures (e.g. 25% social housing: 50% affordable housing: 25% affordable home ownership). Around half of the rural authorities vary their affordable housing policy expectations by size of development, geographic area or whether the site is brownfield. In some the policy is explicit that this is based on property values, Housing Act 1985 rural designations or settlement hierarchies, in others it is difficult to discern the reasoning for this variation. This means that Local Plans often provide a postcode lottery of expectations with affordable housing expected in some areas but not others (p.14). It also means that only a minority of local authorities use policies to require affordable housing on the smallest sites (p.13); only 21% set a lower threshold in rural areas of between >3 to >6 dwellings.
- Most HNAs and Local Plan policies provide some form of tenure split, often differentiating between social/affordable rents and affordable home ownership. However, several rural local authorities are not seeking to provide any social housing at all (Table 3): only 20% of local authorities, or part thereof, set a specific requirement for social rent as distinct from affordable rent (Chorley, Cumberland, Dorset [Purbeck], Hinckley and Bosworth, Malvern Hills, Melton, North Yorkshire [Hambleton], Somerset [South Somerset, Mendip, West Somerset], South Oxfordshire, South Staffordshire, Stratford-on-Avon, Teignbridge, Wealden, West Berkshire, Westmorland and Furness [South Lakeland] and Wychavon).
- In most rural local authorities (63%, or 53 local authorities), affordable housing is being delivered at rates in accordance with at least the lower end of local plan policy requirements (Table 5). But only 12.5% of new housing, or ~132,100 units, completed in rural areas since 1997 can be classed specifically as social housing; a further 16.5% (~176,900 units) consists of other housing types such as 'affordable rent' (Appendix B).
- Across the HNAs there are notable inconsistencies in terms of content of the reports, methods used to calculate need and the applications of economic uplifts. Furthermore, HNAs calculate and report the breakdown of tenures and geographies differently. For example, some report percentage requirements of affordable homes, whilst others report numbers of new homes required. Some break down the affordable need to specific tenures (e.g. social rent, affordable rent, affordable home ownership) and by size, but others appear to consolidate social and affordable rent. Given the apparent difficulties in delivering the socially rented homes required in policies it seems important that calculated need should be presented by at least social rent, affordable rent and affordable home ownership and not by combining these tenures. Where HNAs cover

several local authorities, the specific total and affordable housing need is sometimes not presented by local authority, which makes it hard to equate this to a local authority need.

- We therefore recommend that a standardised method and template is provided to help local authorities commission HNAs. This should specify that the report contain an executive summary that clearly identifies the total housing need over what period, the need for affordable tenures and the size of these homes at the very least breaking this down by social rent, affordable rent and affordable home ownership. The executive summary should also clearly report any uplifts that have been provided (e.g. for economic growth or because of duty to cooperate) and any geographic variations based on differences in need or affordability.

Introduction

The aim of this research is to assess the identified need for social housing in rural England and make the case for meeting this need to be prioritised within the new government's planning policies.

The research consists of three main stages. First, we identified, using the 2024 local authority list (link [here](#)) and the 2011 Rural-Urban Classification (link [here](#)), those 76 local authorities that are categorised as 'Mainly Rural' or 'Largely Rural'. These required some modification due to the local authority restructuring and mergers between 2011 and 2024. Also, during the research, the 2021 Rural-Urban Classification for local authorities was published (link [here](#)), and accordingly we updated our classification (from 2011 to 2021; Figure 1). This resulted in some movement between urban and rural categories. Of the original 76 local authorities that were initially Largely or Mainly Rural, 66 local authorities were in the 2021 Intermediate rural or Majority rural classifications, nine were categorised as Intermediate urban, with two of these being 'Majority further from a major town or city' and seven being 'Majority nearer to a major town or city' and one was categorised as Urban: Majority nearer to a major town or city. Conversely, twelve local authorities were classified as Urban with significant rural in 2011 but were in the rural categories in 2021; one being classified as Majority rural, one as Intermediate rural: Further from a major town or city and ten as Intermediate rural: Majority nearer to a major town or city. It was therefore decided that the analysis would focus on:

- 62 local authorities that were Largely or Mainly rural in 2011 and Intermediate rural or Majority rural classifications in 2021;
- 4 local authorities that have been subject to mergers and have been classified as Largely or Mainly rural in 2011, and Intermediate rural or Majority rural classifications in 2021 based on their constituent local authorities;
- 12 local authorities that were Urban with significant rural in 2011, but either Majority rural or Intermediate rural in 2021;
- 1 local authority that was Urban with city and town in 2011, but was Intermediate rural in 2021;
- 5 local authorities that were Largely rural in 2011 and Intermediate urban or Majority urban in 2021 where they also include green belts; these were: High Peak; Staffordshire Moorlands; Tewkesbury; Waverley; and Wyre.

This gives a total of 84 LAs.

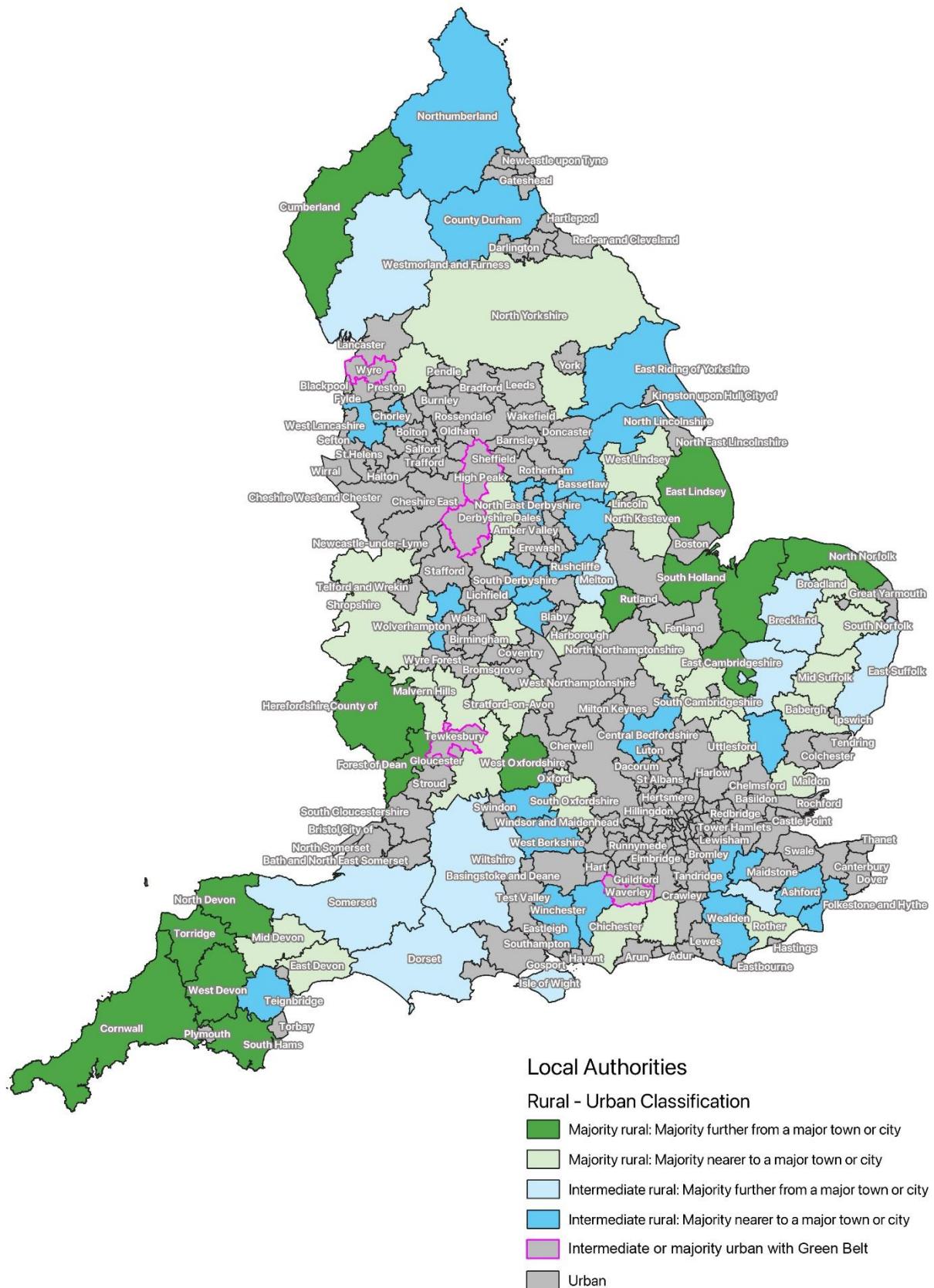


Figure 1. Rural local authorities used in the study (n=84).

We then identified their most recent Housing Needs Assessment (HNA; we used this as a term that encompasses a variety of reports including Strategic Housing Market Assessment, Housing and Economic Development Needs Assessments etc.) and Local Plan. Many local authorities are undergoing some form of update to their Local Plan and given the time these take to be adopted the most recent HNAs are often more up-to-date than the adopted Local Plan. The flow diagram (Figure 2) shows our decision-making process when selecting which policies to report here. From the HNAs we extracted the overall housing need and affordable housing need for each local authority and, from the Local Plan, the corresponding policies for housing delivery and affordable homes. Note that we did not explore policies for rural exception sites, or policies for specific site allocations.

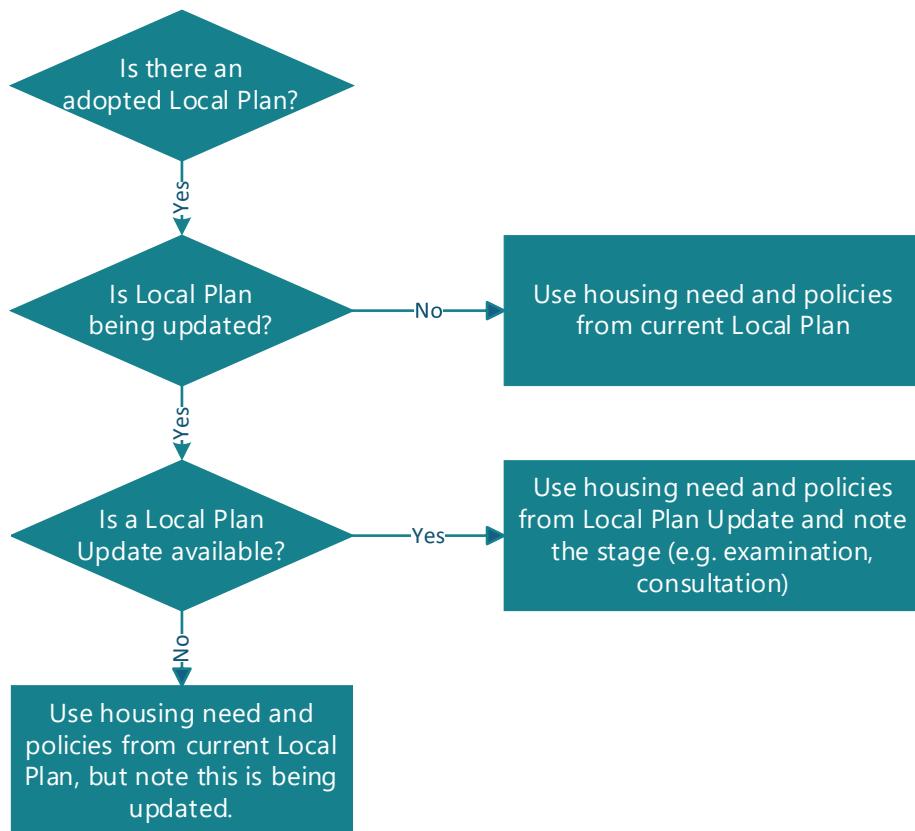


Figure 2. Decision-making process for policy selection.

Second, for each local authority we calculated the difference between housing completions and household projections from 1997 to 2023. This required that we obtain two different datasets:

- Housing completions from 1997 to 2023 ([link](#)).
- Household estimations or projections from 1997 to 2023 ([link](#)).

These datasets were carefully organised and processed to acquire the numbers for each local authority based on the 2024 most updated list, hence, accounting for the restructuring and mergers.

After that, we use the aforementioned difference between completions and household numbers to be compared against housing needs as we calculate it using the Government's latest standard

method for assessing local housing need by local authority ([link here](#)); and compared this against each local authorities' most recent housing need assessments.

Third, for each local authority we calculated the number of affordable housing completions from both 1997 to 2023 ([link](#)), and over their plan period to 2023 (i.e. if the plan period is 2011 to 2031 we calculated the completions from 2011 to 2023). We then calculated the percentage of affordable homes completed and the percentage of different affordable tenures completed over both time periods. For the 1997 to 2023 we report these as total numbers, for the plan period we report these as annual averages and then compare these to the policy requirements.

Status of housing needs assessments

We have examined the housing needs assessments of 84 local authorities to report the date of the latest report (Table 1), the identified housing need and the identified affordable housing need. Overall of these LAs:

- 50% (n=42) have carried out some form of HNA since 2020; although another three have a mix of ages due to local authority mergers (Broadland; Horsham; Westmorland and Furness). Two of these (Cumberland and Bolsover) use the Government's new Standard Method.
- 37% (n=31) have a HNA of between 5 and 10 years old
- 8% (n=7) have a HNA of more than 10 years old (Maldon, Rother, South Oxfordshire, Tewkesbury; West Oxfordshire, West Suffolk and Vale of White Horse), although West Suffolk published a partial update in 2023.
- Although current policy requires that such assessments are completed at the start of the local plan-making process and are kept under review, there is no fixed time period for HNAs to be updated. This decision, and the need for any subsequent revisions, should be appropriate for the area. Local authorities are required to update their local plans every 15 years, with 5 yearly reviews and the local authorities with HNAs of more than 10 years old completed these during their plan preparation and several are coming to the end of their plan period (Maldon: 2029; Rother: 2028; South Oxfordshire: 2035; Tewkesbury, West Oxfordshire and Vale of White Horse: 2031), suggesting that they may be revisiting these assessments in the coming years. West Suffolk updated their main study in 2023 as part of their local plan preparation.
- Cornwall do not appear to have a LA-wide HNA, although the Local Plan sets a target of 2,707.
- North Yorkshire and Tonbridge and Malling have recently commissioned an HNA, but they not yet published. In the case of North Yorkshire the constituent local authority HNAs are used.
- Most HNAs also report on the number of affordable vs. market housing required. In some cases this is broken down by the tenure of affordable housing, and also between properties of different sizes. In most HNAs, however, this information is presented as a percentage requirement, separately from the overall housing need and, as it is a separate analysis, it is not possible to accurately translate this into the numbers of affordable

homes. There is inconsistency between how affordable housing tenures are reported; seven HNAs (Bolsover, Chorley, East Lindsey, East Devon, Scarborough, Wiltshire and Wealden) report affordable rent and social rent separately, whilst others seem to combine these under 'affordable rent'; similarly intermediate forms of affordable housing appear to cover a wide range of tenures including intermediate rent, shared ownership and affordable home ownership, with some separating these tenures and others combining them. This means that where no social housing need appears to be required, this might be due to this requirement being included in an overall assessment of affordable housing need.

- Where the geography of the HNA is different from the geography of the local authorities the way which housing need is reported varies. For example, some HNAs provide the overall housing need in the Housing Market Area without breaking this down into individual LAs, others do provide this breakdown but do not provide an equivalent breakdown for affordable housing need.
- LA mergers have provided a complicated picture of HNA of different ages and different geographies, for example East Suffolk (see below).

Table 1. Latest housing needs assessments (HNAs) by local authority (Sources: Appendix A).

Local Authority	Housing Need assessment type and date	Housing need (dpa)	Affordable housing need (dpa)
Cornwall	SHMA Not available	2,707 (LP)	-
Cumberland ¹	GHNS 2024	1,105	676 (~338 SR; ~139 AR; ~139 AHO)
East Cambridgeshire	OAHN 2016	586	130
East Lindsey	SHMA 2021	423	223 (102 SR; 20 AR; 101 AHO)
Forest of Dean	HNA 2019	372	110
Herefordshire	HMNA 2021	846 (urban: 463; rural: 384)	597 (422 AR; 175 AHO)
Isles of Scilly	SHMA 2019	7	-
King's Lynn and West Norfolk	HNA 2020	555	202
North Devon	HEDNA 2016	470	174 (~139 SR/AR; ~35)
North Norfolk	SHMA 2017 HNA 2019	HNA: 456	SHMA: ~95
North Yorkshire ¹	HEDNA commissioned 2024	-	-
	Craven: SHMA 2017	242 (SHMA 2011: 339)	126 (~101AR; ~25 IP)
	Hambleton: HEDNA 2018	315 (SHMA 2011: 356)	55
	Harrogate: HEDNA 2017	669 (SHMA 2011: 948)	208
	Richmondshire: SHMA 2011 [North Yorkshire]	269	260
	Ryedale: SHMA 2011 [North Yorkshire]	281	256
	Scarborough: SHMA 2021	354 (HNA 2011: 492)	221 (87 SR; 30 AR; 103 AHO)
	Selby: HEDNA 2020 (update 2022)	342 (2022: 333)	141

Update on housing needs assessments

Rutland	SHMA 2023	123	78 (SR/AR)
South Hams	SHMA 2017	196	98
South Holland	SHMA 2017	445	282
Torridge	HEDNA 2016	410	171 (~137 SR/AR; ~34)
West Devon	SHMA 2017	258	57
West Oxfordshire	SHMA 2014	660	274
Westmorland and Furness ¹	Barrow in Furness: SHMA 2017	119	101
	South Lakeland SHENA 2023	250	303 (163 SR/AR; 140 AHO)
	Eden: OAN update 2016	200	-
Babergh	SHMA 2019	455	~122 (~61 AR; ~31 SO; ~30 SH)
Broadland ²	SHMA 2017 HNA 2021	SHMA: 391-487 HNA: 1,972 [Greater Norwich]	HNA: ~92
Chichester	HEDNA 2022	638 (+125 in SDNP)	579 (208+70 AR/SO; 301 AHO)
Cotswold	SHMA 2020	490	125
Derbyshire Dales	HELNA 2023	217	115 AR; 5 to 111 AHO
East Devon	SHMA 2022	918	181 (116 SR; 24 AR; 13 IP; 28 SH)
Harborough	HEDNA 2022	534	439 (254 AR/SR; 185 AHO)
Horsham	SHMA 2019 HDS 2023	SHMA: 965 HDS: 911	SHMA: 503
Huntingdonshire	OAHN 2017	804	316
Maldon	HNA 2014 SHMA 2013	HNA: 280-310	SHMA: 182
Malvern Hills	SHMA 2021	413	331
Mid Devon	SHMA 2022	365	106
Mid Suffolk	SHMA 2019	590	~134 (~75 AR/SR; ~34 SO; 25 SH/AHO)
North Kesteven	HNA 2020	1,325 [for JLP area]	592 [for JLP area]
North Warwickshire	SHMA 2015	237	92
Ribble Valley	SHENA 2020	280	88
Rother	SHMA 2013	363	115
Shropshire	SHMA 2020	989	799
Somerset ¹	West Somerset SHMA 2013	114	91 (60 SR; 11 AR; 20 SO)
	Mendip, Sedgemoor, South Somerset and Taunton Deane SHMA 2016	2,320	955
South Cambridgeshire	SHMA 2015	967	279
South Norfolk	SHMA 2017	765-870	160
South Oxfordshire	SHMA 2014	775	386
Stratford-on-Avon	2013 SHMA, 2015 update	724	2013: 133 (~106-113 AR/SR; ~20-27 IP)
Uttlesford	HNA 2023	684	192

Update on housing needs assessments

West Lindsey	SHMA 2015	Not disaggregated consistently by LA	Not disaggregated consistently by LA
Wychavon	SHMA 2021	502	117
Breckland	HEDNA 2024	661	328 (299 SR/AR; 29 AHO)
Dorset	LHNA 2021	1,757	1,717 (950 SR/AR; 767 AHO)
East Suffolk	Suffolk Coastal: SHMA 2019 Waveney: SHMA 2017	Suffolk Coastal: 582 Waveney: 374	Suffolk Coastal: ~122 Waveney: 208
Isle of Wight	HNA 2022	667	489 (372 AR; 117 AHO)
Melton	HEDNA 2022	231	149 (82 AR; 67 AHO)
Tunbridge Wells ²	HNS 2018	694	443
West Suffolk	SHMA 2013 HEU 2023	SHMA: 908	SHMA: 679 HEU: 505 (AR)
Wiltshire	LHNA 2022 LHNA 2023	2,014	580 (288 SR; 105 AR; 188 AHO)
Ashford ²	SHMA 2017	825	368 (~276 AR; 92 IP)
Bassetlaw	HEDNA 2020	288 to 591	214
Bolsover ²	SHMA 2025	353	266 (244 SR; 22 AR)
Braintree	SHMA 2016	845	218
Central Bedfordshire	SHMA 2017	1,600	405 (292 AR; 113 IP)
Chorley ²	HDNA 2024	410	53-303 (~25-142 SR; ~13-71 AR; ~15-88 AHO)
County Durham	SHMA 2019	1,308	836
East Hampshire	HEDNA 2022	632 (517+115 in SDNP)	613 (297 AR; 316 AHO)
East Riding of Yorkshire	LHNA 2022	1100	584
Folkestone and Hythe ²	SHMA 2016; update 2019	2016: 601; 2019: 738	2016: 139
Hinckley and Bosworth	HNS 2024	468	430
Newark and Sherwood	HNA 2020	454	243
North East Derbyshire ³	SHMA 2024	622	356 (290 AR; 66 AHO)
North Lincolnshire ²	SHMA 2019	419	156 (108 SR; 48 AR/IP)
North West Leicestershire	HEDNA 2022	372	382 (236 AR; 146 AHO)
Northumberland	HEGO 2018 SHMA 2025	885	428
Rushcliffe	SHMA 2024	595	446
Sevenoaks	SHMA 2015	620	422
South Derbyshire ²	SHMA 2020	552	325 AR/SR
South Staffordshire ²	SHMA 2021	254 (+200 unmet in Birmingham)	120 (64 AR/SR; 31 SO; 25 SH)
Teignbridge	SHMA 2022	741	182 (116 SR; 32 AR; 10 AHO; 24 SH)
Tonbridge and Malling ²	Commissioned 2024		
Vale of White Horse	SHMA 2014	1,028	273
Wealden	LHNA 2021	1,225	519 (~418 SR; 104 IP)
West Berkshire ²	SHMA 2016	665	189 (~144 AR/SR; ~45 IP)
West Lancashire ²	HEDNA 2022	339	277 (133 AR/SR; 144 AHO)

Update on housing needs assessments

Winchester	SHMA 2020, 2024 update	664	411 (368 (~110 SR; ~166 AR; ~92 AHO) + 43 SDNP)
High Peak	HEDNA 2022	336	228-270 (129-189 AR/SR; 81-99 IP)
Staffordshire Moorlands	SHMA 2017	235-330	224-432 (~134-259 AR/SR; ~90-173 IP/SH)
Tewkesbury	SHMA 2013	485-562	129-142 (72-74 AR; 24-33 SR; 33-35 SO)
Waverley	SHMA 2015 HAS 2021	519	390 AR/SR; 380 AHO
Wyre	HNA 2024	275	284 SR/AR
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city
HNA pre-2014	HNA 2015-2019	HNA post-2019	HNA based on new Standard Method

¹ based on RUC21 classifications of component local authorities pre-merger; ² previously Urban with significant rural in RUC11; ³ previously Urban with city and town in RUC11; SHMA=Strategic Housing Market Assessment; (L)HNA=(Local) Housing Needs Assessment; OAHN=Objectively Assessed Housing Need; HEU=Housing Evidence Update; HMNA=Housing Market Area Needs Assessment; HNS=Housing Needs Study; HDS=Housing Delivery Study; HEDNA=Housing and Economic Development Needs Assessment; HEGO=Housing and Economic Growth Options; AR=affordable rented; SR=social rent; AHO=affordable home ownership; SO=shared ownership; SH=starter/first homes; IP=intermediate products.

Some local authorities have HNAs that correspond to different geographies over time. In some cases, this is due to the reports being compiled for a Housing Market Area as opposed to the local authority, and that local authority has been considered in different Housing Market Areas at different times and in some this is because of local authority mergers (Table 2). In addition, the geographies of the HNAs do not always align with the Local Plan areas because some local authorities have produced joint local plans with different neighbouring authorities. Where the geographies of the HNA and/or the Local Plan vary from the LA, this is reported in Table 2.

Table 2. Areas covered by Local Plan and HNA by local authority (Sources: Appendix A).

Local Authority	Area covered by Local Plan	Area covered by HNA
Cumberland ¹	Allerdale Copeland	Cumberland 2024
North Yorkshire ¹	Area of former Craven, Hambleton, Harrogate, Richmondshire, Ryedale, Scarborough and Selby councils	HEDNA commissioned 2024 Craven: SHMA 2017 Hambleton: HEDNA 2018 Harrogate: HEDNA 2017 Richmondshire and Ryedale: SHMA 2011 [North Yorkshire] Scarborough: SHMA 2021 Selby: HEDNA 2022 (update 2022)
South Hams	JLP with Plymouth and West Devon	SHMA with Plymouth and West Devon 2017
South Holland	South East Lincolnshire [South Holland and Boston]	Peterborough sub-region [Peterborough, Rutland, South Holland and South Kesteven] and Boston SMHA 2017

Update on housing needs assessments

Torridge	JLP with North Devon	HEDNA with North Devon 2016
West Devon	JLP with Plymouth and South Hams	SHMA with Plymouth and South Hams 2017
Babergh	JLP with Mid Suffolk	Ipswich [Ipswich, Babergh, Mid Suffolk and Suffolk Coastal] SHMA 2019
Broadland	Greater Norwich [Broadland District, South Norfolk and Norwich City Council]	Central Norfolk SHMA 2017 Greater Norwich HNA 2021
Cotswold	Cotswold	Gloucestershire SHMA 2020
East Devon	East Devon	Exeter, East Devon, Mid Devon and Teignbridge SHMA 2022
Harborough	Harborough	Leicester and Leicestershire HEDNA 2022
Malvern Hills	Emerging JLP South Worcestershire [Malvern Hills, Worcester City and Wychavon]	Malvern Hills, Worcester City and Wychavon SHMA 2021
Mid Devon	Mid Devon	Exeter, East Devon, Mid Devon and Teignbridge SHMA 2022
Mid Suffolk	JLP with Babergh	Ipswich [Ipswich, Babergh, Mid Suffolk and Suffolk Coastal] SHMA 2019
North Kesteven	Central Lincolnshire JLP with City of Lincoln and West Lindsey	Central Lincolnshire [City of Lincoln, North Kesteven and West Lindsey] HNA 2020
North Warwickshire	North Warwickshire	Warwickshire and Coventry SHMA 2015
Rother	Rother	Hastings and Rother SHMA 2013
Somerset	South Somerset West Somerset Taunton Dean Mendip Sedgemoor	Mendip, Sedgemoor, South Somerset and Taunton Deane SHMA 2016 Northern Peninsula [West Somerset, North Devon, Exmoor, North Cornwall] SHMA 2008 West Somerset SHMA update 2013
South Cambridgeshire	South Cambridgeshire	OAHN Cambridge and South Cambridgeshire 2015
South Norfolk	Greater Norwich [Broadland District, South Norfolk and Norwich City Council]	Central Norfolk SHMA 2017 Greater Norwich HNA 2021
West Lindsey	Central Lincolnshire JLP with City of Lincoln and North Kesteven	Central Lincolnshire [City of Lincoln, North Kesteven and West Lindsey] HNA 2020
Wychavon	Emerging JLP South Worcestershire [Malvern Hills, Worcester City and Wychavon]	Malvern Hills, Worcester City and Wychavon SHMA 2021
Dorset	West Dorset, Weymouth and Portland Purbeck North Dorset Christchurch and East Dorset Dorset LP under development	BCP and Dorset HNA 2021
East Suffolk	Suffolk Coastal Waveney	Waveney [Waveney and Suffolk Coastal] SHMA 2017 Suffolk Coastal SHMA 2019
Melton	Melton	Leicester and Leicestershire HEDNA 2022

West Suffolk	West Suffolk	Cambridgeshire Housing Market [Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire, West Suffolk [Forest Heath, St Edmundsbury]] SHMA 2013		
Bolsover	Bolsover	Chesterfield and Bolsover SHMA 2025		
Chorley	Central Lancashire [Chorley, Preston, South Ribble]	Central Lancashire [Chorley, Preston, South Ribble] HDNA 2024		
East Hampshire	JLP 2011-2028 [with South Downs National Park Authority]	East Hampshire HEDNA 2022		
North West Leicestershire	North West Leicestershire	Leicester and Leicestershire HEDNA 2022		
Rushcliffe	Greater Nottingham Strategic Plan (with Broxtowe and Nottingham)	Nottingham City, Broxtowe, Rushcliffe and Ashfield SHMA 2024 Nottingham Core HMA comprises Nottingham City, Broxtowe, Gedling, Rushcliffe and Erewash; and the Hucknall part of Ashfield.		
Sevenoaks	Sevenoaks	Sevenoaks & Tunbridge Wells SHMA 2015		
Teignbridge	Teignbridge	Exeter, East Devon, Mid Devon and Teignbridge SHMA 2022		
Vale of White Horse	Vale of the White Horse	Oxfordshire SHMA 2014		
West Berkshire	West Berkshire	Berkshire (including South Buckingham) [Bracknell Forest, Wokingham, Reading, West Berkshire, Slough, Windsor and Maidenhead, South Buckinghamshire] SHMA 2016		
Tewkesbury	Tewkesbury, Gloucester City and Cheltenham	Tewkesbury		
Waverley	Waverley	West Surrey [Guildford, Waverley and Woking] SHMA 2015		
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city	Intermediate or majority urban

¹ based on RUC21 classifications of component local authorities pre-merger; SHMA=Strategic Housing Market Assessment; HNA=Housing Needs Assessment; OAHN=Objectively Assessed Housing Need; HMNA=Housing Market Area Needs Assessment; HNS=Housing Needs Study; HDS=Housing Delivery Study; Housing and Economic Development Needs Assessment (HEDNAs).

Generally, housing need in Local Plans corresponds to the corresponding HNA. Where the housing targets in the overall housing policy are different from the HNA, an explanation is usually provided in the accompanying text in the Local Plan and/or in the HNA. Increases are generally due to a desire for growth and often come alongside policies to provide employment land in the area. There are also increases via Duty to Cooperate, particularly with National Park Authorities, and in these instances the accompanying text or HNA sets out how many homes are being added to the overall target. Correspondingly, other local authorities also identify where they are not able to meet their housing needs and where they expect the shortfall to be met. For

example, the SHMA for Rother: '*The demand for new homes in Hastings and Rother could therefore potentially be met in Ashford Borough and in the coastal towns of East Kent, where authorities have identified the capacity to deliver housing in excess of their projected requirements. Such redistribution of demand for housing is consistent with the emphasis of the NPPF on ensuring sustainable development across the whole country.*' The Local Plan for Vale of White Horse indicates a target of 20,560 dwellings during the plan period, which is the level of need set out in the SHMA and it aims to meet in full. Further, under the Oxfordshire Statement of Cooperation it will accept and deliver 2,200 units of Oxford City's unmet housing need; as specified in the second part of its local plan.

Local authorities affordable housing policies

Most local authorities have a specific policy for affordable housing in their Local Plan, although there is variation between them:

- The percentage of affordable housing required varies between 5% and 50%, with the norm being around 30 to 40%.
- Most specify the size of development that the policy is relevant to, normally this is >10 dwellings or >0.5 ha.
- Only 21% of local authorities (n=18) set a lower threshold in rural areas of between >3 to >6 dwellings. Five local authorities require a commuted sum for affordable housing on developments of 6-9 dwellings, and a further three require a commuted sum on developments of <5 dwellings. Two authorities, Folkestone and Hythe, and Tunbridge Wells required commuted sums on 6-9/10 dwellings in their respective AONBs.
- Seventeen local authorities set a lower percentage requirement on brownfield/PDL redevelopment; usually this is around a 10% reduction.
- Thirty-nine (46%) local authorities set policy expectations for the proportion of affordable housing that vary by named areas, settlements or zones; in some places the range is quite broad (e.g. 25 to 50%) in others there are two options (e.g. 30 or 40%). It is difficult to discern the reasoning for this in many cases; in some the policy is explicit that this is based on property values, urban/rural locations, settlement hierarchies etc., in others the reasoning is more opaque.
- In addition to general policies expectations, Local Plans also contain specific expectations for individual sites (not reported here) and in the three cases where no general policy was provided there were policies for specific sites.
- The policies range in complexity; some provide an overall percentage and do not specify the tenure of the affordable housing, whereas others provide different proportions of tenure depending on the overall percentage. Most, however, provide an expected provision of affordable housing (e.g. 30%), even if this varies across the authority, and an overall expectation of the different tenures (e.g. 25% social housing: 50% affordable housing: 25% affordable home ownership).
- Most policies provide some form of tenure split, often differentiating between social/affordable rents and affordable home ownership. Only 20% of local authorities, or

part thereof, set a specific requirement for social rent as distinct from affordable rent (Chorley, Cumberland, Dorset [Purbeck], Hinckley and Bosworth, Malvern Hills, Melton, North Yorkshire [Hambleton], Somerset [South Somerset, Mendip, West Somerset], South Oxfordshire, South Staffordshire, Stratford-on-Avon, Teignbridge, Wealdon, West Berkshire, Westmorland and Furness [South Lakeland] and Wychavon). Where policies do not specify a tenure split, they normally have a statement requiring that this is to be negotiated based on the most recent evidence in HNAs and depending on viability.

- Policy wording is relatively strong throughout the policies. There is a tendency for more recent policies to have slightly stronger wording, or at least, not have statements that indicate flexibility in the policy. The more recent policies also often include statements related to 'open book' assessments of viability where this is being used to argue for a reduced percentage or different tenure mix.

Overall, these findings align with the recent study by [Compass \(2024\)](#), who also reported that policies tend to conflate different tenures of affordable housing. Interestingly, looking at policies and completion data, their study suggested that the optimum policy for affordable housing was 29.6%.

Table 3. Affordable housing policy requirements in Local Plans by local authority (Sources: Appendix A).

Local Authority	Local Plan dates		HNA date	Policy requirements
	start	end		
Cornwall	2010	2030	-	> 10 dwellings/ 1,000m ² floorspace: 25% to 50% by zone 70% AR (housing allowance): 30% IP
Cumberland ¹ : Allerdale Copeland	2011 2021	2029 2039	2024	Allerdale: • >10 dwellings/0.3ha: 20 to 40% by area • >5 dwellings/0.15ha: 25% • 75% SR: 25% IP Copeland: • >10 dwellings/0.5ha: 10% • 60% AR/SR: 15% AHO/IP: 25% SH
East Cambridgeshire (update 2023)	2014	2036	2016	>10 dwellings: 30 to 40% by area
East Lindsey	2016	2031	2021	>15 dwellings: 30 to 40% by area
Forest of Dean (consultation)	2021	2041	2019	5-9 dwelling/>0.16ha in Designated Rural Areas or >10 dwellings/0.5ha: 40% 67% AR: 33% AHO
Herefordshire (consultation)	2021	2041	2021	>5 dwellings Designated Rural Areas/National Landscapes or >10 dwellings/0.5ha: 15 or 35% by zone
Isles of Scilly	2015	2030	2019	Open-market housing only permitted to deliver affordable homes; ratio is in favour of affordable homes.

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King's Lynn and West Norfolk	2021	2040	2020	>5 dwellings/0.165ha or >10 dwellings/33ha: 15 or 20% by area 70% AR: 25% SH: 5% SO
North Devon	2011	2031	2016	>10 dwellings/1000m ² : 30% >6-10 dwellings in Designated Rural Areas: financial sum equivalent to 30%
North Norfolk (submitted)	2016	2036	2019	>6 dwellings: 15% or 35% by zone and size of development. 75% AR: 25% SH
North Yorkshire ¹ : Craven Hambleton Harrogate Richmondshire Ryedale Scarborough Selby	2012 2014 2014 2012 2012 2011 2011	2032 2035 2025 2028 2027 2032 2027	2017 2018 2017 2021 2009 [in LP]	Craven: >10 dwellings/1000m ² : 30% greenfield, 25% brownfield; >6-10 dwellings in Designated Rural Areas: equivalent financial sum; 75-85% AR: 15-25% IP Hambleton: >9 dwellings/1000m ² or >5 dwellings in a Designated Rural Area: 30%; 33% SR: 33% AR: 33% IP/AHO Harrogate: >9 dwellings/0.5ha: 40% greenfield, 30% brownfield; >6-9 dwellings in Designated Rural Areas: equivalent financial sum Richmondshire: 30 or 40% by area; tenure mix based on latest SHMA Ryedale: >5 dwellings/0.2 ha: 35% plus 5% financial contribution in some areas; <5 dwellings/0.2 ha: financial contribution; tenure mix based on latest SHMA Scarborough: >10 dwellings: 10 to 30% by area; 70% AR Selby: >9 dwellings/0.3ha: 40%; <9 dwellings/0.5ha: 10% financial contribution; tenure mix based on latest SHMA
Rutland (submitted)	2021	2041	2023	No overall policy, site by site targets
South Hams	2014	2034	2017	20.8% AR/SR; 8.2% SO
South Holland	2011	2036	2017	>11 dwellings: 20% or 25% by area 70% AR/SR/IR: 30% SH/SE/SO
Torridge	2011	2031	2016	>11 dwellings/1000m ² or 6-10 dwellings in Designated Rural Areas: 30% 75% SR: 25% IP
Westmorland and Furness ¹ : Barrow-in-Furness South Lakeland Eden	2014 2003 2014	2031 2025 2032	2017 2023 -	Barrow: >10 dwellings: 10%; tenure mix based on latest SHMA South Lakeland: >9 dwellings: 35%; 55-60% SR Eden: >10 dwellings/1000m ² : 30%; 6-10 dwellings financial contribution; 70% AR: 30% IP
West Devon	2014	2034	2017	258 dwellings: 15.4% SR/AR; 5.1% SO
West Oxfordshire	2011	2031	2014	35 to 50% by zone

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Babergh	2018	2037	2019	>10 dwellings/0.5ha: 35% greenfield or 25% brownfield
Broadland	2018	2038	2021	33%
Chichester (examination)	2021	2039	2022	>10 dwellings/0.5ha: • 30 to 40% greenfield by area • 20 to 30% PDL by area 6 to 9 dwellings in Designated Rural Areas commuted sum
Cotswold (partial update 2024)	2011	2031	2020	>11 dwellings/1000sqm: 40% or 30% brownfield 6 to 9 dwellings in rural areas commuted sum.
Derbyshire Dales	2013	2033	2023	>11 dwellings/1000sqm: 30% 80% AR/SR: 20% SH/IP
East Devon (consultation)	2020	2042	2022	25 to 50% by area 70% AR/SR: 30% IP/other
Harborough (emerging)	2020	2041	2022	>10 dwellings: 40%: 75% AR/SR: 25% AHO
Horsham (examination)	2023	2040	2019	>10 dwellings/0.5ha: • 30 to 45% by area and type of housing • 10 to 20% brownfield • 70% AR/SR: 30% SO/SH
Huntingdonshire	2011	2036	2017	>11 dwellings/1000sqm: 40% 70% AR/SR: 30% Other
Maldon	2014	2029	2014	>11 dwellings/1000sqm: 25 to 40% by area
Malvern Hills (examination)	2016	2041	2021	>10 dwellings/0.5ha or >5 dwellings in Designated Rural Areas: 40% greenfield or 30% brownfield <5 dwellings commuted sum 69% SR: 6% AHO: 25% SH
Mid Devon	2013	2033	2022	Tiverton, Cullompton and Crediton: >11 dwellings: 28% Elsewhere >6 dwellings: 30%
Mid Suffolk	2018	2037	2019	>10 dwellings/0.5ha: 35% greenfield or 25% brownfield
North Kesteven	2020	2040	2020	>10 dwellings/0.5ha or >5 in Designated Rural Areas: 10 to 25% by zone <65% SR/AR: >10% AHO: 25% SH
North Warwickshire	2011	2033	2015	30% on brownfield, 40% on greenfield 85% AR: 15% IP
Ribble Valley	2008	2028	2020	No general policy, but targets for older people's housing
Rother	2011	2028	2013	Area based target percentages: 30 to 40%; >5 dwellings in Designated Rural Areas: 40%.
Shropshire (examination)	2016	2038	2020	>10 dwellings/0.5 ha or >5 dwellings/0.5ha in Designated Rural Areas: 10% north or 20% south

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				70% SR/AR: 30% IH
Somerset ¹ : South Somerset Taunton Deane Mendip Sedgemoor West Somerset	2006 2011 2006 2011 2012	2028 2028 2029 2032 2032	Mendip, Sedgemoor, South Somerset and Taunton Deane: 2016 Northern Peninsula [West Somerset, North Devon, Exmoor, North Cornwall]: 2008 West Somerset: 2013 update	South Somerset: >6 dwellings: 35%; 67% SR: 33% Other Taunton Deane: 25% Mendip: >7 dwellings: 30% or 40%; 80% SR: 20% IP Sedgemoor: >6 dwellings in more rural areas: 15% brownfield; 20% greenfield; >11 dwellings in more built up areas: 15% brownfield; 30% greenfield; 85 to 90% AR/SR: 10-15% IP West Somerset: 52% SR: 10% AR: 17% SO: 21% Market
South Cambridgeshire	2011	2031	2015	>11 dwellings/1000m ² : 40%
South Norfolk	2018	2038	2017	Not specified- to be agreed on site basis
South Oxfordshire	2011	2035	2014	40% on all sites, 50% on sites adjacent to Oxford City 35% SR; 40% AR; 25% AHO with some site specific exceptions
Stratford-on-Avon	2011	2031	2015	>6 dwellings/1000sqm (or >11 dwellings in some areas): 35% 60% SR: 20% AR: 20% IP
Uttlesford	2021	2041	2023	70% AR/SR: 30% AHO
West Lindsey	2018	2040	2015	10 to 25% by zone 25% SH; prioritise AR, but meeting 10% AHO
Wychavon (examination)	2016	2041	2021	>10 dwellings/0.5ha or >5 dwellings in Designated Rural Areas: 40% greenfield or 30% brownfield <5 dwellings commuted sum 69% SR: 6% AHO: 25% SH
Breckland	2017	2036	2024	>10 dwellings/0.5ha: 25% 70% AR: 30% SO/IP
Dorset: West Dorset, Weymouth and Portland Purbeck North Dorset Christchurch and East Dorset	2011 2018 2011 2013	2031 2034 2026 2028	2021	Weymouth and West Dorset: 35%; 70% SR/AR: 30% IP Purbeck: >10 dwellings 30 or 40%; 10% SR: 56 or 65% AR: 34 or 25% AHO North Dorset: 25 to 40% East Dorset: 40 or 50%; 70% AR/SR: 30% IP
East Suffolk: Suffolk Coastal Waveney	2018 2014	2036 2036	2019	Suffolk Coastal: >10 dwellings/0.5ha: 33%; 25% AR/SR: 25% SO: 25% AHO Waveney: >11 dwellings: 20 to 40%; 50% AR
Isle of Wight	2011	2027	2022	>10 or 15 dwellings by area: 35% 70% AR/SR: 30% IP <10 or 15 dwelling commuted sums

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Melton (update: consultation)	2011	2036	2022	>4 dwellings in Designated Rural Areas: 25% > 10 dwellings/0.5ha: 10 or 15% by zone 10 or 35% SR; 35 or 60% AR%; 30% AHO
Tunbridge Wells	2020	2038	2018	>9 dwellings on greenfield: 40% or brownfield: 30% 6-9 dwellings in High Weald AONB commuted sum based on 20% if greenfield or 15% if brownfield
West Suffolk (examination)	2023	2040	2013 2023	40% greenfield or 30% brownfield
Wiltshire (examination)	2020	2038	2023	30% or 40% by zone; where SH should be 25%
Ashford	2011	2030	2017	>10 dwellings/0.5ha: 20 to 40% by zone: • 0% AR/SR: 20% AHO (>10% SO) • 10% AR/SR: 20% AHO (>10% SO) • 10% AR/SR: 30% AHO (>10% SO)
Bassetlaw	2020	2038	2020	>10 dwellings/0.5ha: 20% brownfield or 25% greenfield 25% AR: 50% AHO (20% below): 25% SH (30% below)
Bolsover	2014	2033	2025	>25 dwellings: 10% AR
Braintree	2013	2033	2016	Either >10 dwellings/0.5ha 40% or >15 dwellings/0.5ha 30% in towns
Central Bedfordshire	2015	2035	2017	>10 dwellings/0.5ha: 30% 72% AR: 28% IP
Chorley	2023	2041	2024	>10 dwellings/0.5ha: 30% to 35% depending on settlement hierarchy Tenure varies by area, Chorley: 71% SR: 29% AHO
County Durham	2016	2035	2019	>10 dwellings: 10 to 25% by zone 6 to 9 dwellings in Designated Rural Areas commuted sums
East Hampshire	2011	2028	2022	>4 dwellings: 35% (Whitehill Bordon) or 40% 1 to 3 dwellings commuted sums
East Riding of Yorkshire (update: examination)	2012	2039	2022	>10 dwellings/0.5ha 10% to 30% depending on brownfield/greenfield
Folkestone and Hythe	2019/20	2036/37	2019	>15 dwellings/0.5ha: 22% Starting point: 70% AR 11 to 14 dwellings: 2 affordable dwellings or 6 to 10 dwellings in Kent Downs AONB commuted sums Tenures negotiated
Hinckley and Bosworth (consultation)	2020	2041	2024	Urban/urban extensions: >15 dwellings/0.5ha: 20% Rural areas: >4 dwellings/0.13ha: 40%

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				75% SR: 25% IP
Newark and Sherwood	2019	2033	2020	30% on qualifying sites 60% SR/AR: 40% AHO
North East Derbyshire	2014	2034	2024	>10 dwellings/0.5ha: 30% in high value areas or 20% elsewhere Mix of tenures agreed, based on evidence, at time of granting planning permission
North Lincolnshire	2006	2026	2019	>10 dwellings in Scunthorpe; >5 dwellings in Market Towns: 20% >3 dwellings in rural settlements: 10% 70% AR: 30% IP
North West Leicestershire	2011	2031	2022	20-30% on greenfield sites, 5-15% on brownfield (varies by specified locations)
Northumberland	2016	2036	2018	10 to 30% by value of site (low, medium, high, highest) 67% AR; 33% AHO to 0% AR to 100% AHO
Rushcliffe	2023	2041	2024	>10 dwellings/0.5ha: 30% 75% SR/AR (equally): 25% AHO
Sevenoaks	2011	2026	2015	434 dwellings: 329 SR/AR; 105 IH
South Derbyshire	2022	2041	2020	>10 dwellings: 40%
South Staffordshire	2023	2041	2021	Major development: 30% 50% SR: 25% SO: 25% SH
Teignbridge (amendments)	2020	2040	2022	0 to 30% by area 50% SR: 25% SO; 25% SH
Tonbridge and Malling (consultation)	2022	2040	-	63% AR: 37% AHO inc. SH
Vale of White Horse	2016	2031	2014	>11 dwellings: 35% 75% SR/AR: 25% IP
Wealden	2013	2027	2021	>4 dwellings/0.2ha: 35% Tenure mix on case by case basis, but presumption of 80% SR: 20% IP
West Berkshire	2022	2039	2016	5-9 dwellings: 20% >10 dwellings/0.5ha: 30% on brownfields and 40% greenfield 70% SR: 5% SO: 25% SH If 100% build to rent: AR: 20% discount from market rent
West Lancashire	2012	2027	2022	Skelmersdale: 10 to 30% Elsewhere, 8-9 dwelling: 25%; 10-14 dwellings: 30%; >15 dwellings: 35% Tenure on case by case basis
Winchester (examination)	2020	2040	2020	40% or 30% brownfield (reduced to 35% or 25% for short term phosphate mitigation) 65% SR/AR: 35% AHO
High Peak	2011	2031	2022	5-24 dwellings/0.16ha: 20%

				>25 dwellings: 30% 80% AR: 20% IP
Staffordshire Moorlands	2014	2033	2017	10 dwellings/0.5ha: 33% 60% AR/SR: 40% IP/SH
Tewkesbury	2011	2031	2013	Within Strategic Allocation sites: 35% Outside of Strategic Allocation sites >11 dwellings/1000 sqm: 40%
Waverley	2013	2032	2015	>11 dwellings/1000sqm or >6 dwellings/1000sqm in Designated Rural Areas: 30% Tenure mix based on most up to date HNAs
Wyre	2011	2031	2024	>9 dwellings, by area: • Brownfield 0, 10% or 30% • Greenfield 0 or 30% Tenure mix, based on latest HNA, on a case by case basis
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city	Intermediate or majority urban with Green Belt

¹ based on RUC21 classifications of component local authorities pre-merger; AR=affordable rented; SR=social rent; AHO=affordable home ownership; SO=shared ownership; SH=starter/first homes; IP=intermediate products; IR=intermediate rents; SE=shared equity.

Comparison between completions, projections and housing needs

Now we turn to a comparison between housing completions, household projections and need. As Table 4 and Figure 3 demonstrate there has been a consistent under-supply of new homes in 79% (n=66) of rural local authorities since 1997. The range of shortfalls vary from 41 homes in Wyre to 14,962 homes in Cornwall over this period.

A comparison between the identified need in the SHNAs and the new Standard Method (Table 4 and Figure 4) reveals that the new Standard Method has substantially increased the housing targets for many rural authorities. Only Vale of White Horse has a housing requirement calculated using the new Standard Method that is below that reported in their most recent HNA, although the latter is more than ten years old. The percentage difference between the more recent HNA and the new Standard Method ranges between an 8% increase in Vale of the White Horse and a 385% increase on the Isles of Scilly, the next greatest being South Hams at 364%. Twelve local authorities see a more than doubling of their housing targets. There does not appear to be any obvious relationship between the size of the increase and the date of the most recent HNA; out of the five authorities with HNAs published before 2015, only Rother has a Standard Method target of more than 100% (and Vale of the White Horse is 8% lower), and some of the largest differences are in places with relatively recent HNAs (e.g. East Lindsey, Rutland, Cotwolds, Shropshire). Notably, some of the largest differences are in places with a relatively high demand for second homes and low affordability, including South Hams, Cotswolds, Wychavon and Westmorland and Furness. Given that previous research in the South West

reported that the second home and professionals home working markets was influencing the type and size of new homes, and therefore affordability for younger and local householders ([Sinnett et al., 2023](#)) there is a risk that, without appropriate controls, these large numbers of new homes will not provide the needed additional affordable homes for the local population.

Table 4. Comparison between housing completions, new household projections and housing needs assessments by local authority.

Local Authority	Total completions 1997-2023	Total new households (projections) 1997-2023	Difference between completions and projections (green is oversupply)	Average completions per year	Housing need from latest HNA per year (colours relate to age of HNA; see Table 1)	New Standard Method (2023)	Percentage difference between Standard Method and HNAs
Cornwall	42,970	57,932	-14,962	1,591	2,707 (LP)	4,421	63
Cumberland ¹	19,390	12,614	6,776	718	1,105	1,105	0
East Cambridgeshire	8,890	11,637	-2,747	329	586	682	16
East Lindsey	12,470	16,229	-3,759	462	423	1,009	139
Forest of Dean	5,930	7,204	-1,274	220	372	600	61
Herefordshire	13,060	17,614	-4,554	484	846	1,363	61
Isles of Scilly	80	54	26	3	7	34	385
King's Lynn & West Norfolk	11,170	10,165	1,005	414	555	989	78
North Devon	8,690	8,290	400	322	470	803	71
North Norfolk	7,800	9,028	-1,228	289	456	932	94
North Yorkshire ¹	43,190	51,619	-8,429	1,600	2,472	4,077	65
Rutland	2,420	5,131	-2,711	90	123	266	117
South Hams	6,850	7,747	-897	254	196	910	364
South Holland	11,160	10,916	244	413	410	542	32
Torridge	7,960	9,521	-1,561	295	393	526	34
West Devon	4,880	6,501	-1,621	181	258	443	72
West Oxfordshire	11,700	11,094	606	433	660	905	37
Westmorland & Furness ¹	13,090	12,893	197	485	569	1,331	134
Babergh	7,510	8,701	-1,191	278	455	775	70
Broadland	11,330	12,509	-1,179	420	487	868	78
Chichester	11,270	12,545	-1,275	417	763	1,305	71
Cotswold	8,520	8,862	-342	316	490	1,036	111
Derbyshire Dales	3,850	4,953	-1,103	143	217	580	167
East Devon	13,180	17,054	-3,874	488	918	1,188	29
Harborough	12,830	12,355	475	475	534	723	35
Horsham	15,050	16,790	-1,740	557	911	1,357	49
Huntingdonshire	14,940	17,004	-2,064	553	804	1,213	51
Maldon	5,310	6,730	-1,420	197	310	569	84
Malvern Hills	5,400	7,492	-2,092	200	413	651	58
Mid Devon	8,090	9,803	-1,713	300	365	572	57
Mid Suffolk	11,320	13,644	-2,324	419	590	734	24
North Kesteven	15,240	17,066	-1,826	564	1,325 [JLP]	652	-
North Warwickshire	2,490	4,413	-1,923	92	237	364	53
Ribble Valley	5,920	6,739	-819	219	280	310	11
Rother	5,300	8,374	-3,074	196	363	932	157
Shropshire	21,490	35,709	-14,219	796	989	1,994	102
Somerset ¹	43,870	55,155	-11,285	1,625	2,434	3,769	55
South Cambridgeshire	15,560	16,714	-1,154	576	967	1,174	21
South Norfolk	15,460	20,545	-5,085	573	870	943	8
South Oxfordshire	11,280	9,452	1,828	418	775	1,242	60
Stratford-on-Avon	16,130	14,512	1,618	597	724	1,126	56

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Uttlesford	9,700	11,298	-1,598	359	684	804	18
West Lindsey	9,980	11,820	-1,840	370	-	487	-
Wychavon	13,060	14,869	-1,809	484	502	971	93
Breckland	14,050	15,653	-1,603	520	661	903	37
Dorset	27,080	32,671	-5,591	1,003	1,757	3,219	83
East Suffolk	16,640	21,982	-5,342	616	956	1,644	72
Isle of Wight	11,080	13,816	-2,736	410	667	1,062	59
Melton	3,850	4,189	-339	143	231	362	57
Tunbridge Wells	6,200	9,321	-3,121	230	694	1,098	58
West Suffolk	15,820	13,246	2,574	586	908	1,195	32
Wiltshire	4,4810	51,795	-6,985	1,660	2,014	3,525	75
Ashford	13,310	18,072	-4,762	493	825	952	15
Bassetlaw	9,730	8,670	1,060	360	591	613	4
Bolsover	5,900	7,682	-1,782	219	353	353	0
Braintree	12,710	15,549	-2,839	471	845	1,115	32
Central Bedfordshire	28,670	34,170	-5,500	1,062	1,600	2,150	34
Chorley	9,420	14,127	-4,707	349	410	564	38
County Durham	36,890	33,700	3,190	1,366	1,308	2,011	54
East Hampshire	9,800	9,266	534	363	632	1,142	81
East Riding of Yorkshire	23,660	2,7861	-4,201	876	1,100	1,924	75
Folkestone and Hythe	6,140	13,734	-7,594	227	738	859	16
Hinckley and Bosworth	10,890	13,214	-2,324	403	468	649	39
Newark and Sherwood	10,700	12,144	-1,444	396	454	707	56
North East Derbyshire	5,250	6,021	-771	194	622	591	-5
North Lincolnshire	11,910	12,669	-759	441	419	637	52
North West Leicestershire	9,130	13,267	-4,137	338	372	595	60
Northumberland	23,680	21,798	1,882	877	885	1,649	86
Rushcliffe	9,920	9,693	227	367	595	830	40
Sevenoaks	4,090	7,450	-3,360	151	620	1,149	85
South Derbyshire	14,310	18,034	-3,724	530	552	581	5
South Staffordshire	6,000	6,738	-738	222	454	651	43
Teignbridge	12,100	13,804	-1,704	448	741	1,090	47
Tonbridge and Malling	7,040	14,447	-7,407	261	-	1,096	-
Vale of White Horse	13,830	16,002	-2,172	512	1,028	949	-8
Wealden	11,830	15,614	-3,784	438	1,225	1,433	17
West Berkshire	8,920	10,803	-1,883	330	665	1,070	61
West Lancashire	7,640	4,458	3,182	283	339	562	66
Winchester	14,290	10,584	3,706	529	664	1,157	74
High Peak	5,400	6,945	-1,545	200	336	553	65
Staffordshire Moorlands	4,670	6,656	-1,986	173	330	454	38
Tewkesbury	10,020	11,815	-1,795	371	562	614	9
Waverley	6,650	5,840	810	246	519	1,481	185
Wyre	7,560	7,601	-41	280	275	582	112
Total	1,057,370	1,232,398	-175,028	39,159	58,430	91,048	55.8%
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city		Intermediate or majority urban with Green Belt		

Sources: **Total completions 1997-2023**, obtained from GOV.UK dataset; table 253, permanent dwellings started and completed, by tenure and district: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>; **Total new households**

(projections) 1997-2023, obtained from GOV.UK dataset; Table 406, 2014-based Live tables on household projections:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>; **New Standard Method**, calculated following the GOV.UK guidance on Housing and Economic Needs Assessment, published at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> and using the GOV.UK dataset; Table 125, dwelling stock estimates by local authority district: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

The number of completed dwellings was also compared to the numbers of completed affordable dwellings, of different tenures, to examine the extent to which homes for social rent have been delivered. We first looked at the total number of homes delivered from 1997 to 2023 in each affordable tenure (Appendix B) and calculated the percentage of affordable tenures delivered (Appendix C). Across rural authorities, an average of 30% of completed homes were affordable (Appendix C). The proportion of affordable homes completed ranged from 14% in North Kesteven to 67% in North Warwickshire. Within affordable homes, social rent made up on average 42% of total affordable completions, followed by 26% of affordable rent, 18% affordable home ownership and 12% shared ownership. This is partly because social rent was delivered throughout the entire 1997 to 2023 period, along with affordable home ownership, whereas affordable rent and shared ownership were delivered from 2012 and 2015 respectively. Intermediate rent and 'first homes' made up less than 2%, but these were not part of the tenure mix until 2004 and 2022 respectively.

However, these data do not allow us to test the effectiveness of policy as the earlier years pre-dates local plans. Instead, we have calculated the total number of completed homes over the plan periods shown in Table 3 (Appendix D), and then the percentage of affordable tenures delivered over this period (Table 5). Here we can see that the average proportion of affordable homes delivered is relatively similar at 31%, from 2% in Horsham to 61% in North Warwickshire, but the proportion of homes for social rent has decreased to an average of 14%, whilst the proportion for affordable rent has increased to 51% and shared ownership has increased to 26%. Affordable home ownership has decreased to 7% of the affordable provision, and intermediate rent and 'first homes' have remained at less than 2%.

A comparison of affordable home delivery against policy requirements in the local plan further elucidates this pattern. Although most in most local authorities the overall policy for affordable homes appears to be being met, this is not the case for specific tenures. Of the 84 local authorities, 38% (n=32) delivered affordable homes in accordance with policy and a further 25% (n=21) delivered a proportion of affordable homes above the lower end of policy requirements (e.g. where the percentage required varied the lower percentage was achieved). Three (4%) local authorities were within 5% of meeting policy. It is not possible to extract the exact policy requirements for each completion from the data so we cannot ascertain whether a specific completion was policy compliant and given that most policies apply for developments above a certain size it might be that these local authorities are delivering against policy. However, in 26% (n=22) of local authority areas the proportion of affordable homes completed within the plan period was below that required in policy.

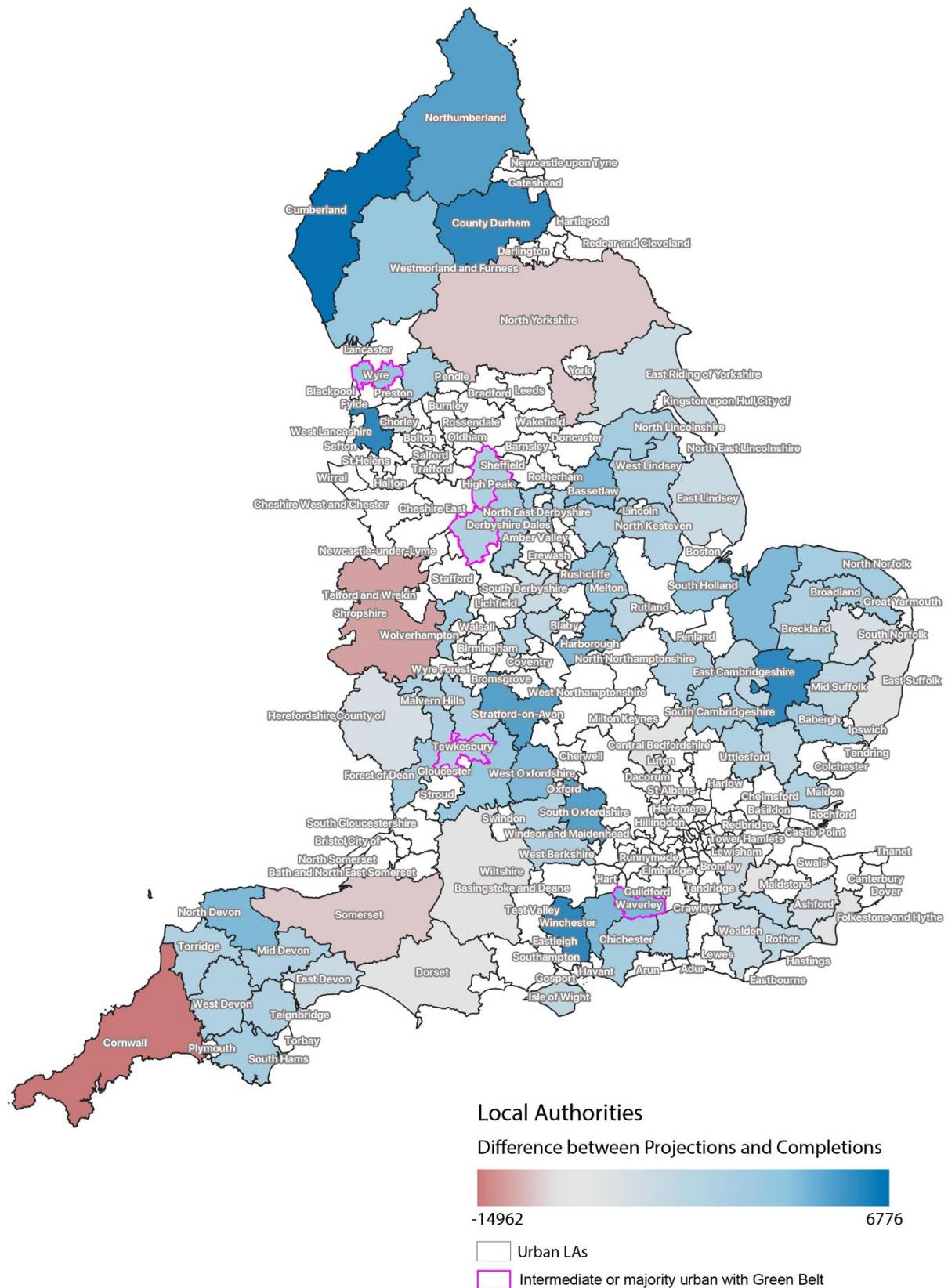


Figure 3. Difference between total number of homes completed and the household projections in rural local authorities, 1997-2023.

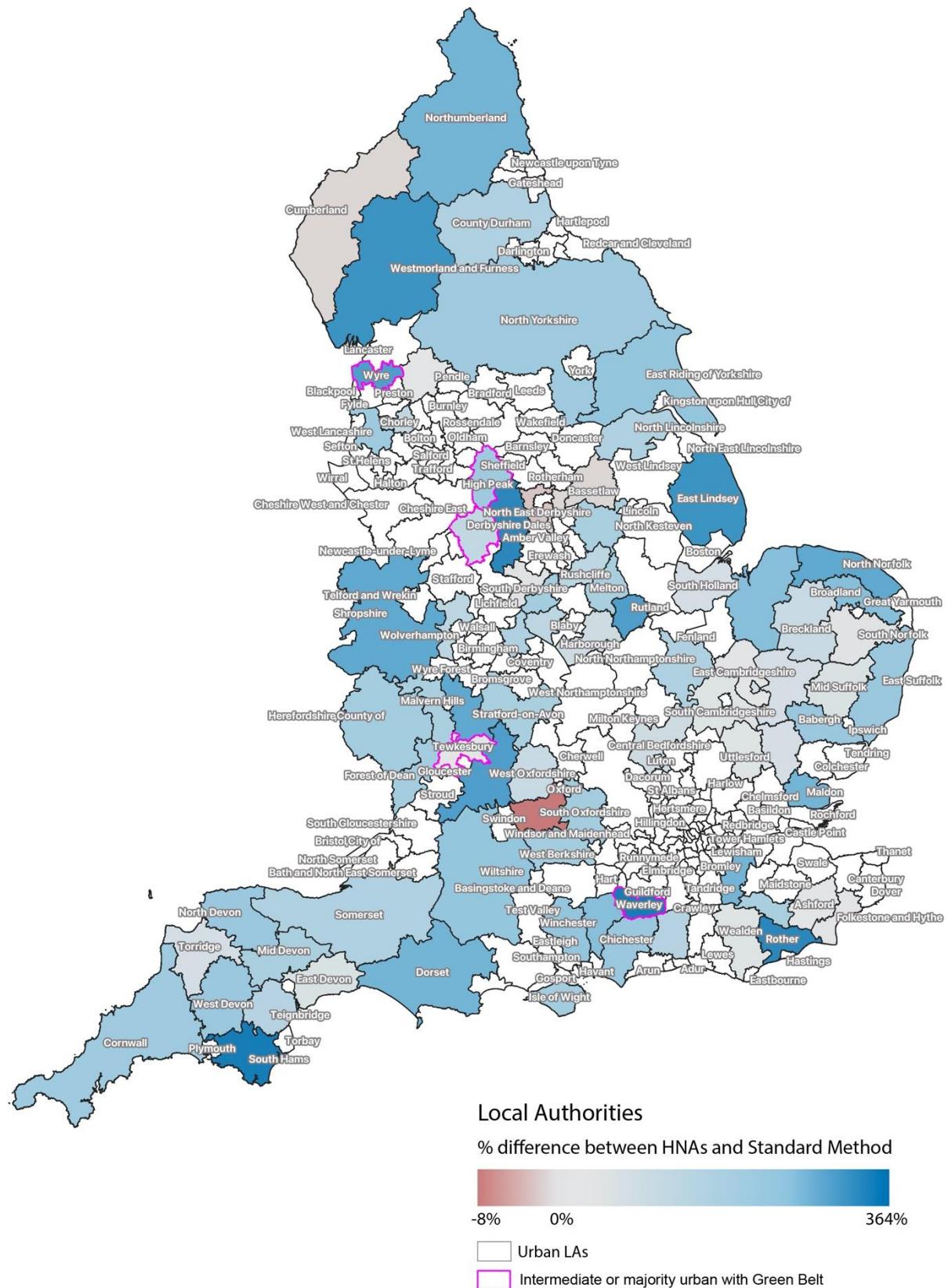


Figure 4. Percentage difference between housing need estimated in Housing Needs Assessments and the new Standard Method in rural local authorities.

In terms of the specific tenures, the picture is more negative (Table 5); even in those areas which are delivering the required proportion of affordable homes these are not meeting the requirements for social or affordable rent. Of the 53 local authorities where the overall proportion of affordable homes provided met the policy 33 set a policy for the tenure mix required, and of these only 36% (n=12) delivered homes for social or affordable rent in compliance with policy, with a further 12% (n=4) delivering with 5% of the policy. This suggests that affordable new homes in these areas are not meeting the housing need identified in the HNAs, particularly for those who need homes at social rent. The study by [Compass \(2024\)](#), also reported that social rent appeared to be particularly hard to deliver and suggested that places with policies requiring a greater proportion of social housing had lower levels of overall completions.

Table 5 Comparison between total housing completions and percentage of affordable tenures, based on plan dates to 2023; social and affordable rent combined unless policy specified otherwise.

Local Authority	Average annual completions	Percentage affordable dwellings	Percentage of affordable dwellings that are				For shared ownership	For affordable home ownership	First homes
			For social rent	for affordable rent	For intermediate rent				
			Colour coding based on current/emerging plan requirements where available						
			Meets policy	Meets lower end of policy	Within 5% of policy	Does not meet policy			
Cornwall	1,841	43	19	34	9	16	22	0	0
Cumberland ¹	820	22	13	59	1	5	22	1	1
East Cambridgeshire	346	22	6	46	11	35	2	0	0
East Lindsey	409	29	2	70	0	26	2	1	1
Forest of Dean	403	50	7	57	0	36	0	0	0
Herefordshire	670	23	4	53	1	42	0	0	0
Isles of Scilly*	0	-	0	100	0	0	0	0	0
King's Lynn & West Norfolk	253	25	3	65	3	30	0	0	0
North Devon	376	32	52	18	2	18	10	0	0
North Norfolk	260	36	4	63	0	30	3	0	0
North Yorkshire ¹	2,105	31	12	51	6	26	5	0	0
Rutland	77	19	2	41	0	57	0	0	0
South Hams	390	19	3	58	2	27	10	0	0
South Holland	342	32	14	31	8	25	22	0	0
Torridge	260	21	41	26	2	10	21	0	0
Westmorland & Furness ¹	534	28	5	16	0	8	10	0	0
West Devon	187	16	8	63	4	19	4	1	1
West Oxfordshire	482	38	17	54	0	24	5	0	0
Babergh	455	23	6	66	0	27	1	0	0
Broadland	557	40	4	46	10	26	13	1	1
Chichester	590	37	13	50	0	36	1	0	0
Cotswold	437	38	27	37	1	17	18	0	0
Derbyshire Dales	195	26	8	64	1	22	5	0	0
East Devon	781	31	17	44	2	25	11	0	0
Harborough	843	27	26	31	0	42	0	0	0

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Horsham	480	2	0	100	0	0	0	0
Huntingdonshire	777	34	20	43	2	23	12	0
Maldon	240	38	2	68	1	28	0	0
Malvern Hills	358	51	44	24	2	21	9	0
Mid Devon	294	14	5	69	1	6	20	0
Mid Suffolk	650	24	6	57	0	34	3	0
North Kesteven	575	24	1	45	14	36	4	0
North Warwickshire	128	61	21	48	1	24	6	0
Ribble Valley	257	36	15	31	5	32	17	1
Rother	165	47	19	48	1	24	8	0
Shropshire	1,100	29	5	68	2	19	6	0
Somerset ¹	1,988	31	29	36	2	16	17	0
South Cambridgeshire	757	32	16	52	0	22	10	0
South Norfolk	922	26	0	61	16	16	7	0
South Oxfordshire	569	41	14	47	0	27	11	0
Stratford-on-Avon	762	43	49	18	0	24	7	1
Uttlesford	320	24	5	61	0	34	0	0
West Lindsey	382	23	2	63	3	28	0	3
Wychavon	748	41	51	24	0	22	2	0
Breckland	553	23	5	70	0	22	2	0
Dorset	998	23	12	56	2	18	12	0
East Suffolk	637	41	3	78	0	10	8	2
Isle of Wight	329	30	30	28	4	18	19	0
Melton	152	28	15	43	1	25	16	0
Tunbridge Wells	378	36	11	53	0	36	1	0
West Suffolk	560	37	21	41	3	35	0	0
Wiltshire	2,180	32	4	49	0	46	1	0
Ashford	497	38	22	43	1	16	18	0
Bassetlaw	700	19	1	51	0	22	20	7
Bolsover	272	19	7	76	0	13	1	4
Braintree	481	29	10	66	2	19	2	0
Central Bedfordshire	1,599	32	6	52	1	40	0	0
Chorley	410	19	13	85	0	0	3	0
County Durham	1,381	28	5	64	1	28	2	0
East Hampshire	465	31	13	57	1	14	14	0
East Riding of Yorkshire	944	30	20	53	2	18	5	2
Folkestone and Hythe	268	13	12	67	0	20	1	0
Hinckley and Bosworth	315	36	6	59	0	35	0	0
Newark and Sherwood	506	25	2	68	0	29	1	0
North East Derbyshire	246	41	6	59	8	21	4	2
North Lincolnshire	383	23	27	50	1	6	16	0
North West Leicestershire	612	22	17	51	4	16	13	0
Northumberland	1,421	21	3	62	0	21	13	0
Rushcliffe	1,000	31	18	28	0	54	0	0
Sevenoaks	121	52	11	36	4	33	17	0
South Derbyshire	1,010	15	8	70	0	19	0	3
South Staffordshire	350	45	46	0	0	54	0	0
Teignbridge	515	24	13	49	2	36	1	0
Tonbridge and Malling	345	17	15	47	0	37	0	0
Vale of White Horse	968	36	2	63	0	25	9	1
Wealden	588	33	6	66	0	20	7	0
West Berkshire	410	45	55	5	1	36	4	0
West Lancashire	282	39	16	48	2	23	12	0
Winchester	675	46	15	36	2	42	4	0
High Peak	189	31	18	46	0	21	14	0
Staffordshire Moorlands	141	34	9	59	3	14	14	0
Tewkesbury	532	37	16	46	0	27	12	0

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Waverley	355	37	13	45	0	35	8	0
Wyre	298	31	8	55	2	18	16	0
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city			Intermediate rural: Majority nearer to a major town or city		Intermediate or majority urban with Green Belt	

Sources: **Total completions 1997-2023**, obtained from table 253, permanent dwellings started and completed, by tenure and district: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>. Percentages calculated from Appendix B.

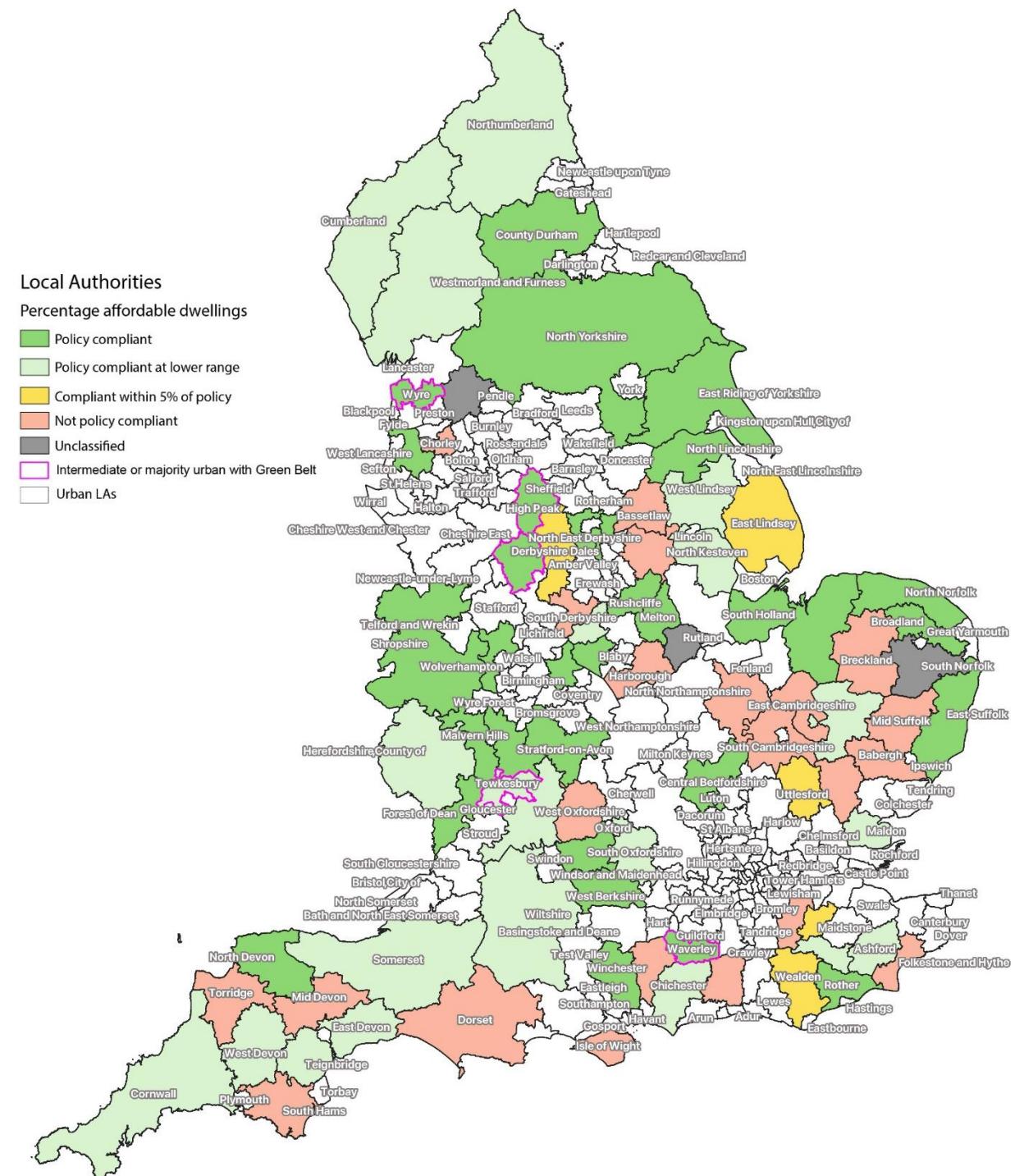


Figure 5. Comparison between the delivery of affordable homes in rural local authorities, and their policy compliance.

Appendix A. Links to source documents for HNAs and local plans by Local Authority.

Local Authority	HNA links	Local Plan links
Cornwall	-	<ul style="list-style-type: none"> https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/#examination
Cumberland ¹ : Allerdale Copeland	<ul style="list-style-type: none"> Appendix B - Cumberland GHNS Final Report 01.03.25 1.pdf 	<ul style="list-style-type: none"> https://www.cumberland.gov.uk/sites/default/files/2024-12/cumberland Consolidated planning policy framework - 2023.pdf https://www.cloudfront.allerdale.gov.uk/media/filer_public/75/ab/75ab8862-bdee-4f3d-850d-2735286da5c1/adopted_allerdale_local_plan_part_1 - final version 151014.pdf
East Cambridgeshire (update 2023)	<ul style="list-style-type: none"> https://eastcambs.gov.uk/sites/default/files/2024-10/PE06%20OAN%20Update.pdf 	<ul style="list-style-type: none"> https://eastcambs.gov.uk/sites/default/files/2024-10/Local%20Plan%20adopted%2019%20October%202023%20-%20final%20with%20cover.pdf
East Lindsey	<ul style="list-style-type: none"> https://www.e-lindsey.gov.uk/media/24472/Strategic-Housing-Market-Assessment/pdf/East Lindsey SHMA Final Version Mar-21.pdf?m=1707739175237 	<ul style="list-style-type: none"> https://www.e-lindsey.gov.uk/media/9791/Core-Strategy/pdf/Final Version of Core Strategy 2018.pdf?m=1546595473230
Forest of Dean (consultation)	<ul style="list-style-type: none"> https://www.fdean.gov.uk/media/pulc3euu/gloucestershire-local-housing-needs-assessment-2019.pdf 	<ul style="list-style-type: none"> https://www.fdean.gov.uk/media/q4knjcjp/forest-of-dean-district-local-plan-2021-2041-consultation-version-july-2024.pdf
Herefordshire (consultation)	<ul style="list-style-type: none"> https://www.herefordshire.gov.uk/downloads/file/22548/herefordshire-housing-market-area-needs-assessment-july-2021 	<ul style="list-style-type: none"> https://www.herefordshire.gov.uk/downloads/file/26351/herefordshire-draft-local-plan-regulation-18-strategic-policies-document
Isles of Scilly	<ul style="list-style-type: none"> https://www.scilly.gov.uk/sites/default/files/SHMA%20UPDATE%20Housing%20Need%20July%2019.pdf 	<ul style="list-style-type: none"> https://www.scilly.gov.uk/planning/planning-policy/local-plan-2015-2030
King's Lynn and West Norfolk	<ul style="list-style-type: none"> https://www.west-norfolk.gov.uk/downloads/file/6252/2020_housing_needs_assessment 	<ul style="list-style-type: none"> https://www.west-norfolk.gov.uk/info/951/local_plan_review_2016-2036_examination/986/local_plan_review_pre-submission_stage_2021
North Devon	<ul style="list-style-type: none"> https://www.northdevon.gov.uk/media/378129/hedna-report.pdf 	<ul style="list-style-type: none"> https://consult.torridge.gov.uk/kse/folder/91954
North Norfolk (submitted)	<ul style="list-style-type: none"> https://www.north-norfolk.gov.uk/media/3427/strategic-housing-market-assessment-2017.pdf https://www.north-norfolk.gov.uk/media/5528/shma-local-housing-needs-assessment-2019.pdf 	<ul style="list-style-type: none"> https://www.north-norfolk.gov.uk/media/9377/north-norfolk-local-plan-proposed-submission-version-publication-stage-regulation-19-january-2022.pdf
North Yorkshire ¹ : Craven Hambleton Harrogate Richmondshire Ryedale Scarborough	<ul style="list-style-type: none"> https://www.cravendc.gov.uk/media/3468/item_5_appendix_2 - shma update nov 2017.pdf https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/SD08_Housing_and_Economic_Development_Needs_Assessment_June_2018.pdf 	<ul style="list-style-type: none"> https://www.cravendc.gov.uk/media/8733/z-local-plans-ldf-314-local-plan-adoption-2019-lp-adoption-docs-final-adoption-local-plan-pdfs-craven-local-plan-appendices-and-policies-map.pdf https://democracy.hambleton.gov.uk/documents/s15267/Hambleton%20Local%20Plan%20Publication%20Draft.pdf

Selby	<ul style="list-style-type: none"> https://edemocracy.northyorks.gov.uk/Data/Harrogate%20-%20Cabinet%20Member%20for%20Planning/201707130900/Agenda/43170.pdf https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/north-yorkshire-strategic-housing-market-assessment-north-yorkshire-strategic-housing-partnership.pdf https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/2021%2001%2019%20Scarborough%20SHMA%20Final%20Report%20V2.pdf https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/Housing_and_Economic_Development_Needs_Assessment_2020.pdf https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/Housing%20and%20Economic%20Development%20Needs%20Assessment%20Addendum%20(June%202022).pdf 	<ul style="list-style-type: none"> https://harrogate.objective.co.uk/portal/adopted_local_plan/adoptedlp?pointId=5354602#document-5354602 https://communityledhomesnyer.org.uk/wp-content/uploads/2021/11/Richmondshire-Local-Plan-2012-2028.pdf https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/The-Ryedale-Plan-Local-Plan-Strategy-Final.pdf https://communityledhomesnyer.org.uk/wp-content/uploads/2021/11/Scarborough-Borough-Local-Plan-2011-32.pdf
Rutland (submitted)	<ul style="list-style-type: none"> https://www.rutland.gov.uk/sites/default/files/2023-08/Rutland_HMA_Final_Report_23-08-23_12pt_accessible.pdf 	https://rutland.oc2.uk/document/38/2991#d2991
South Hams	<ul style="list-style-type: none"> https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart1.pdf https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf 	https://www.plymouth.gov.uk/sites/default/files/JLSPD2020FINALred.pdf
South Holland	<ul style="list-style-type: none"> https://southeastlincslocalplan.org/media/24149/Peterborough-Housing-Market-Area-Boston-Borough-Council-Strategic-Housing-Market-Assessment/pdf/Peterborough_Housing_Market_Area_Boston_Borough_Council_Strategic_Housing_Market_Assessment.pdf?m=1703960339313 	https://southeastlincslocalplan.org/media/21941/South-East-Lincolnshire-Local-Plan-2011-2036/pdf/Local-Plan-text-March-2019.pdf?m=1720710748483
Torridge	<ul style="list-style-type: none"> https://www.northdevon.gov.uk/media/378129/hedna-report.pdf 	https://consult.torridge.gov.uk/kse/folder/91954
Westmorland and Furness ¹ : Barrow-in-Furness South Lakeland Eden	<ul style="list-style-type: none"> https://www.barrowbc.gov.uk/sites/default/files/attachment/5166.pdf https://www.southlakeland.gov.uk/media/8485/south-lakeland-shena_2023.pdf https://www.eden.gov.uk/media/3321/el4013e-oan_progress_note.pdf 	<ul style="list-style-type: none"> https://www.barrowbc.gov.uk/sites/default/files/attachment/7819.pdf https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf https://www.eden.gov.uk/media/5032/eden_localplan2014-2032finalwithoutforeword.pdf
West Devon	<ul style="list-style-type: none"> https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart1.pdf https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf 	https://www.plymouth.gov.uk/sites/default/files/JLSPD2020FINALred.pdf
West Oxfordshire	<ul style="list-style-type: none"> https://www.westoxon.gov.uk/media/vvjkstn/shma-full-report-april-2014.pdf 	https://www.westoxon.gov.uk/media/feyjm/pen/local-plan.pdf

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Babergh	<ul style="list-style-type: none"> https://www.babergh.gov.uk/documents/d/asset-library-54706/shma-part-2-update-2019 	<ul style="list-style-type: none"> https://www.babergh.gov.uk/joint-local-plan
Broadland	<ul style="list-style-type: none"> https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/greater-norwich-local-housing-needs-assessment-executive-summary-june-2021.pdf https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/strategic-housing-market-assessment-2017.pdf 	<ul style="list-style-type: none"> https://www.gnlp.org.uk/sites/gnlp/files/2024-12/Adopted GNLP 2024 STRATEGY final 24-10-18 0.pdf
Chichester (examination)	<ul style="list-style-type: none"> https://www.chichester.gov.uk/article/37341/Housing 	<ul style="list-style-type: none"> https://www.chichester.gov.uk/media/37874/Chichester-Local-Plan-2021-2039-Proposed-Submission/pdf/Chichester Local Plan 2021-2039 Proposed Submission.pdf?m=1675173526663
Cotswold (partial update 2024)	<ul style="list-style-type: none"> https://www.cotswold.gov.uk/media/b43lc01k/3110-gloucestershire-local-housing-needs-assessment-sept-2020.pdf 	<ul style="list-style-type: none"> https://www.cotswold.gov.uk/media/k2kjvq3b/cotswold-district-local-plan-2011-2031-adopted-3-august-2018-web-version.pdf
Derbyshire Dales	<ul style="list-style-type: none"> https://www.derbyshiredales.gov.uk/planning/planning-policy-and-local-plan/local-plan/local-plan-information-and-adoption 	<ul style="list-style-type: none"> https://www.derbyshiredales.gov.uk/planning/planning-policy-and-local-plan/local-plan/local-plan-review-2022#h6
East Devon (consultation)	<ul style="list-style-type: none"> https://eastdevon.gov.uk/media/3724890/east-devon-lhna-final-accessible-160922.pdf 	<ul style="list-style-type: none"> https://eastdevon.gov.uk/media/gtimzhle/regulation-19-plan.pdf
Harborough (emerging)	<ul style="list-style-type: none"> https://www.llstrategicgrowthplan.org.uk/wp-content/uploads/2022/07/Final-HENA-Report-June-22.pdf 	<ul style="list-style-type: none"> https://www.harborough.gov.uk/downloads/file/5714/harborough local plan 2011-2031 - adopted april 2019
Horsham (examination)	<ul style="list-style-type: none"> https://www.horsham.gov.uk/_data/assets/pdf_file/0020/79130/Northern-West-Sussex-Strategic-Housing-Market-Assessment.pdf https://www.horsham.gov.uk/_data/assets/pdf_file/0013/131602/Horsham-Housing-Delivery-Study-UPDATE-Dec-2023.pdf 	<ul style="list-style-type: none"> https://strategicplanning.horsham.gov.uk/gf2.ti/-/1583938/192184357.1/PDF-/Horsham%20District%20Local%20Plan%20Regulation%2019.pdf
Huntingdonshire	<ul style="list-style-type: none"> https://www.huntingdonshire.gov.uk/media/2643/huntingdonshire-objectively-assessed-housing-need.pdf 	<ul style="list-style-type: none"> https://www.huntingdonshire.gov.uk/media/3872/190516-final-adopted-local-plan-to-2036.pdf https://www.huntingdonshire.gov.uk/planning/local-plan-update/
Maldon	<ul style="list-style-type: none"> https://www.maldon.gov.uk/publications/LDP/pre-submission/4%20Housing/EB010e%20Strategic%20Housing%20Market%20Assessment%20Update%202014.pdf https://www.maldon.gov.uk/publications/LDP/pre-submission/1%20Spatial%20Vision%20and%20Development/EB098a%20Assessing%20Maldon's%20Housing%20Requirements%20Report.pdf 	<ul style="list-style-type: none"> https://www.maldon.gov.uk/info/7050/planning_policy/9712/approved_local_development_plan_21_july_2017
Malvern Hills (examination)	<ul style="list-style-type: none"> https://www.swdevelopmentplan.org/swdp-review/swdp-review-evidence-base/strategic-housing-market-assessment 	<ul style="list-style-type: none"> https://www.swdevelopmentplan.org/component/fileman/file/Documents/SWDPR%20Reg%2019%20Docs/Accessible%20SWDP%20Review%20Regulation%2019%20%2821%29.pdf?routed=1&container=fileman-files

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Mid Devon	<ul style="list-style-type: none"> https://www.middevon.gov.uk/media/354962/local-housing-needs-assessment-23_09_2022.pdf https://www.middevon.gov.uk/media/354365/local-plan-review-2013-2033-adopted-11112022-accessible.pdf 	<ul style="list-style-type: none"> https://www.middevon.gov.uk/media/350631/local-plan-review-final-adopted-version-accessible.pdf https://www.middevon.gov.uk/media/354365/local-plan-review-2013-2033-adopted-11112022-accessible.pdf
Mid Suffolk	<ul style="list-style-type: none"> https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/shma-part-2-update-2019 	<ul style="list-style-type: none"> https://www.midsuffolk.gov.uk/joint-local-plan
North Kesteven	<ul style="list-style-type: none"> https://www.n-kesteven.gov.uk/sites/default/files/2023-03/HOU001%20Housing%20Needs%20Assessment.pdf 	<ul style="list-style-type: none"> https://www.n-kesteven.gov.uk/central-lincolnshire
North Warwickshire	<ul style="list-style-type: none"> https://www.northwarks.gov.uk/downloads/file/283/joint-strategic-housing-market-assessment-update-2015 	<ul style="list-style-type: none"> https://www.northwarks.gov.uk/downloads/file/265/local-plan-adopted-2021-
Ribble Valley	<ul style="list-style-type: none"> https://www.ribblevalley.gov.uk/downloads/file/2603/shena-report 	<ul style="list-style-type: none"> https://www.ribblevalley.gov.uk/downloads/file/1700/adopted-core-strategy
Rother	<ul style="list-style-type: none"> https://rdcpublic.blob.core.windows.net/website-uploads/2020/01/Strategic%20Housing%20Market%20Assessment%20SHMAA%20Update%20in%20June%202013%20Final.pdf 	<ul style="list-style-type: none"> https://rdcpublic.blob.core.windows.net/website-uploads/2022/09/Core-Strategy-2014.pdf
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Somerset ¹ : South Somerset Taunton Deane Mendip Sedgemoor West Somerset	<ul style="list-style-type: none"> https://plan.sheptonmalletneighbourhoodplan.org.uk/images/nplan_docs/Strategic%20Housing%20Market%20Assessment%20oct2016.pdf https://www.exmoor-nationalpark.gov.uk/_data/assets/pdf_file/0015/555/EB27b-Housing-Vision-2013-SHMA-West-Somerset-Update-November-2013.pdf 	<ul style="list-style-type: none"> https://www.somerset.gov.uk/planning-buildings-and-land/adopted-local-plans/
South Cambridgeshire	<ul style="list-style-type: none"> https://files.cambridge.gov.uk/public/ldf/redocs/rd-mc-040.pdf 	<ul style="list-style-type: none"> https://www.scambs.gov.uk/media/h0vjdqxj/south-cambridgeshire-adopted-local-plan-2018-1.pdf
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South Oxfordshire	<ul style="list-style-type: none"> https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/10/SHMA-Report.pdf 	<ul style="list-style-type: none"> https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/
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Breckland	<ul style="list-style-type: none"> https://www.breckland.gov.uk/media/21638/HEDNA-Final-Report/pdf/Breckland HEDNA Final Draft Report 31.05.24 - Clean - PDF.pdf?m=1717690108740 	<ul style="list-style-type: none"> https://www.breckland.gov.uk/local-plan/adoption
Dorset: West Dorset, Weymouth and Portland Purbeck North Dorset Christchurch and East Dorset	<ul style="list-style-type: none"> https://www.dorsetcouncil.gov.uk/documents/35024/2012718/Housing+Needs+Assessment.pdf/caac9843-8acc-66bd-91f3-554b75c70091 	<ul style="list-style-type: none"> https://www.dorsetcouncil.gov.uk/documents/35024/327480/West+Dorset%2C+Weymouth+%26+Portland+Local+Plan+2015.pdf/e6f329e7-ec5b-52fc-7364-4a8726877184 https://www.dorsetcouncil.gov.uk/documents/d/quest/purbeck-local-plan-2018-2034-final https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/north-dorset-adopted-local-plan https://www.dorsetcouncil.gov.uk/w/east-dorset-and-christchurch-adopted-local-plan
East Suffolk: Suffolk Coastal Waveney	<ul style="list-style-type: none"> https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Local-Plan-Review/Evidence-base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-1.pdf https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Local-Plan-Review/Evidence-base/SHMA-Part-2-update-2019.pdf https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Local-Plan-Review/Evidence-base/Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-2.pdf 	<ul style="list-style-type: none"> https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Local-Plans/Local-Development-Scheme-March-2025-.pdf
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Tunbridge Wells	<ul style="list-style-type: none"> https://forms.tunbridgewells.gov.uk/_data/assets/pdf_file/0019/403183/CD_3.19_Housing-Needs-Study.pdf https://forms.tunbridgewells.gov.uk/_data/assets/pdf_file/0016/403207/CD_3.24_SHM_A_Update_2017.pdf 	<ul style="list-style-type: none"> https://tunbridgewells.gov.uk/planning/planning-policy/local-plan/evidence?root_node_selection=403077&search_page=404261&submit_button=Show+documents
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Bassetlaw	<ul style="list-style-type: none"> https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf 	<ul style="list-style-type: none"> https://www.bassetlaw.gov.uk/media/gn1kjm1b/adopted-bassetlaw-local-plan-2020-2038.pdf
Bolsover	<ul style="list-style-type: none"> https://www.chesterfield.gov.uk/media/dowIhhfz/chesterfield-and-bolsover-housing-needs-assessment-v4.pdf 	<ul style="list-style-type: none"> https://www.bolsover.gov.uk/services/p/planning-policy/planning-policy-documents/development-plan
Braintree	<ul style="list-style-type: none"> https://www.braintree.gov.uk/housing/strategic-housing-market-assessment https://www.braintree.gov.uk/downloads/file/344/eb018b-mid-essex-objectively-assessed-housing-need-study-january-2016-update 	<ul style="list-style-type: none"> https://www.braintree.gov.uk/downloads/file/3553/local-plan-2033-s1-and-s2-pdf-minus-maps
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Chorley	<ul style="list-style-type: none"> https://centrallocalplan.lancashire.gov.uk/media/1485/ho10-chorley-housing-need-and-demand-assessment-2024-final-report.pdf 	<ul style="list-style-type: none"> https://centrallocalplan.lancashire.gov.uk/plans-and-documents/regulation-19-publication-version/
County Durham	<ul style="list-style-type: none"> https://www.durham.gov.uk/media/45772/County-Durham-Strategic-Housing-Market-Assessment/pdf/CountyDurhamStrategicHousingMarketAssessment.pdf?m=1732023576087 	<ul style="list-style-type: none"> https://www.durham.gov.uk/media/34069/County-Durham-Plan-adopted-2020-/pdf/CountyDurhamPlanAdopted2020vDec2020.pdf
East Hampshire	<ul style="list-style-type: none"> https://www.easthants.gov.uk/media/7496/download?inline 	<ul style="list-style-type: none"> https://www.easthants.gov.uk/media/5462/download?inline

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Hinckley and Bosworth (consultation)	<ul style="list-style-type: none"> https://www.hinckley-bosworth.gov.uk/downloads/file/8310/housing-needs-study-april-2024 	<ul style="list-style-type: none"> https://www.hinckley-bosworth.gov.uk/downloads/file/8307/local-plan-reg-18-24-consultation-document
Newark and Sherwood	<ul style="list-style-type: none"> https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/H1-District-Wide-Housing-Needs-Assessment-Final-Report-2020.pdf 	<ul style="list-style-type: none"> https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-core-strategy-dpd/amended-core-strategy-DPD.pdf
North East Derbyshire	<ul style="list-style-type: none"> https://www.nederbryshire.gov.uk/planning-and-local-plan/planning-policy-and-local-plan/evidence 	<ul style="list-style-type: none"> https://www.nederbryshire.gov.uk/planning-and-local-plan/planning-policy-and-local-plan/development-plan#ANE
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North West Leicestershire	<ul style="list-style-type: none"> https://www.llstrategicgrowthplan.org.uk/wp-content/uploads/2022/05/Item-3.1f-Appendix-B-HENA-Main-Report.pdf 	<ul style="list-style-type: none"> https://www.nwleics.gov.uk/pages/local-plan
Northumberland	<ul style="list-style-type: none"> https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Demographic%20Studies/NCC-Housing-Economic-Growth-Options-Report-June-2018.pdf https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/2.%20SHMA/NCCStrategicHousingMarketAssessmentReview2024.pdf 	<ul style="list-style-type: none"> https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Local%20Plan/Northumberland-Local-Plan-Adopted-March-2022.pdf
Rushcliffe	<ul style="list-style-type: none"> https://www.gnplan.org.uk/media/5xqcj1bw/iceni-greater-nottingham-and-ashfield-housing-needs-update-2024.pdf 	<ul style="list-style-type: none"> https://www.gnplan.org.uk/media/dsrndti2/gnsp-publication-draft-march-2025.pdf
Sevenoaks	<ul style="list-style-type: none"> https://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/New%20Local%20Plan%202015-35/SHMA%20final%20September%202015%20v3.pdf 	<ul style="list-style-type: none"> https://www.sevenoaks.gov.uk/info/20069129/current_local_plan
South Derbyshire	<ul style="list-style-type: none"> https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning-planning- 	<ul style="list-style-type: none"> https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning-planning-

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Teignbridge (amendments)	• https://www.teignbridge.gov.uk/media/du3jy1be/hou-001-local-housing-needs-assessment-2022.pdf	• https://www.teignbridge.gov.uk/media/8858/draft-teignbridge-local-plan-2020-march-2020.pdf • https://www.teignbridge.gov.uk/media/4hwpt45m/teignbridge-local-plan-2020-2040-proposed-submission-addendum_opt.pdf
Tonbridge and Malling (consultation)	-	• https://www.tmbc.gov.uk/downloads/file/2229/local-plan-regulation-18-consultation
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Wealden	• https://www.wealden.gov.uk/UploadedFiles/Wealden-Local-Housing-Needs-Assessment.pdf	• https://www.wealden.gov.uk/UploadedFiles/Full-Draft-Local-Plan-Accessible-Version-RGB-2.pdf
West Berkshire	• https://www.westberks.gov.uk/media/40949/Berkshire-inc-South-Bucks-Strategic-Housing-Market-Assessment/pdf/Berks SHMA Feb 2016.pdf?m=1740648687947	• https://www.westberks.gov.uk/media/53945/Proposed-Submission-Regulation-19-West-Berkshire-Local-Plan-Review-to-2039-Clean-Version/pdf/LPR 2022-2039 Proposed Submission for consultation 20 Jan 2023 for web.pdf?m=638096652954630000
West Lancashire	• https://www.westlancs.gov.uk/media/547111/housing-and-economic-development-need-assessment-wlbc-2022.pdf	• https://www.westlancs.gov.uk/media/547722/wllp-oct-2013.pdf
Winchester (examination)	• https://www.winchester.gov.uk/assets/attach/23240/winchester-district-shma-report-final.pdf • https://www.localplan.winchester.gov.uk/LibraryAssets/inline/187/Focused-SHMA-Update-July-2024.pdf	• https://www.localplan.winchester.gov.uk/assets/inline/390/303_local_plan_reg19-web-1.pdf
High Peak	• https://www.highpeak.gov.uk/media/7530/High-Peak-HELNA-ISSUE-12.09.22/pdf/7961492_High_Peak_HELNA_ISSUE_120922.PDF?m=1663773285323	• https://www.highpeak.gov.uk/media/160/The-High-Peak-Local-Plan-Adopted-April-2016/pdf/cjThe High Peak Local Plan Adopted April 2016.pdf?m=1514473710280
Staffordshire Moorlands	• https://www.staffsmoorlands.gov.uk/media/2284/SHMA-Update-2017/pdf/8741306_06_Staffs_Moorlands_SHMA_Update_051016.pdf?m=1499177836883	• https://www.staffsmoorlands.gov.uk/media/6155/Adopted-Local-Plan/pdf/c0Adopted_Local_Plan.pdf?m=1601645140880
Tewkesbury	• https://tewkesbury.gov.uk/wp-content/uploads/2022/Planning%20policy/Planning%20policy%20evidence%20base/Housing/Strategic%20housing%20market%20assessment/Strategic%20housing%20market%20assessment%20update.pdf	• https://strategiclocalplan.org/wp-content/uploads/2024/06/jcs-plan.pdf
Waverley	• https://www.waverley.gov.uk/portals/0/documents/services/planning-and-building/planning-strategies-and-policies/local-plan/final_west_surrey_shma_september_20	• https://www.waverley.gov.uk/portals/0/documents/services/planning-and-building/planning-strategies-and-policies/local-plan/lpp1_july_2019_web.pdf?ver=M4C0VKSH7V54tLWEaTftA%3d%3d

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Wyre	<ul style="list-style-type: none"> https://www.wyre.gov.uk/downloads/file/2020/housing-needs-assessment-may-2024 	<ul style="list-style-type: none"> https://www.wyre.gov.uk/planning-policy/local-plan-partial-review-2011-2031-1 		
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city	Intermediate or majority urban with Green Belt

Appendix B. Comparison between total housing completions and completions of different affordable tenures, 1997-2023.

Local Authority	Total completions 1997-2023	Total additional affordable dwellings, 1997-2023	Additional dwellings that are				
			For social rent, 1997-2023	for affordable rent, 2012-2023	For intermediate rent, 2004-2023	For shared ownership, 2015-2023	For affordable home ownership, 1997-2023
Cornwall	42,970	17,215	6,488	3,806	976	1,763	4,182
Cumberland ¹	19,390	4,558	2,189	980	84	145	1,157
East Cambridgeshire	8,890	2,611	1,114	368	106	272	751
East Lindsey	12,470	3,451	1,515	1,081	36	292	520
Forest of Dean	5,930	2,252	873	785	18	301	275
Herefordshire	13,060	3,477	1,432	753	46	413	833
Isles of Scilly	80	12	7	5	0	0	0
King's Lynn & West Norfolk	11,170	2,776	1,706	446	39	101	484
North Devon	8,690	2,549	1,530	284	31	285	419
North Norfolk	7,800	2,095	1,021	661	5	238	170
North Yorkshire ¹	43,190	13,353	6,134	3,383	464	1,698	1,664
Rutland	2,420	856	313	154	32	135	222
South Hams	6,850	1,890	820	439	29	207	395
South Holland	11,160	2,115	691	438	105	355	526
Torrige	7,960	1,340	719	188	14	72	347
Westmorland & Furness ¹	13,090	3,697	972	263	9	118	419
West Devon	4,880	1,244	794	189	12	58	187
West Oxfordshire	11,700	3,867	1,318	1,300	1	575	669
Babergh	7,510	2,123	961	624	50	179	309
Broadland	11,330	3,600	1,388	1,024	165	379	633
Chichester	11,270	4,134	1,813	1,024	39	618	640
Cotswold	8,520	3,509	1,690	801	16	369	633
Derbyshire Dales	3,850	1,346	618	352	6	120	250
East Devon	13,180	3,540	1,054	1,176	73	676	548
Harborough	12,830	2,825	1,107	644	35	566	473
Horsham	15,050	3,846	1,070	1,402	14	725	635
Huntingdonshire	14,940	5,609	2,213	1,477	77	802	1040
Maldon	5,310	1,507	464	625	19	263	136
Malvern Hills	5,400	3,094	1,507	464	85	327	711
Mid Devon	8,090	1,461	734	318	7	26	376
Mid Suffolk	11,320	2,415	858	756	37	333	431
North Kesteven	15,240	2,189	731	532	202	298	425
North Warwickshire	2,490	1,659	713	491	12	243	200
Ribble Valley	5,920	1,689	365	450	68	471	327
Rother	5,300	1,779	830	478	11	237	223
Shropshire	21,490	6,310	2,672	2,091	83	513	951
Somerset ¹	43,870	14,698	7,880	2,630	172	1,135	2,881
South Cambridgeshire	15,560	5,962	2,376	1,634	52	677	1,216
South Norfolk	15,460	4,206	1,571	1,181	334	252	862
South Oxfordshire	11,280	4,819	1,730	1,403	17	824	845
Stratford-on-Avon	16,130	5,612	3,070	774	7	1,022	703
Uttlesford	9,700	3,057	904	1,165	96	404	488
West Lindsey	9,980	1,854	821	433	59	164	360
Wycombe	13,060	4,805	2,864	865	16	567	493
Breckland	14,050	3,250	1,749	734	101	197	469
Dorset	27,080	8,458	4,883	1,423	71	451	1630

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East Suffolk	16,640	4,809	2,102	1,588	152	176	767	24
Isle of Wight	11,080	2,774	1,291	361	236	231	655	0
Melton	3,850	985	357	233	8	137	250	0
Tunbridge Wells	6,200	2,980	1,372	750	46	375	437	0
West Suffolk	15,820	5,297	2,529	1,123	197	519	929	0
Wiltshire	4,4810	14,881	7,308	3,450	73	1,852	2,191	7
Ashford	13,310	4,442	1,785	1,045	16	394	1,202	0
Bassetlaw	9,730	1,611	613	500	14	134	316	34
Bolsover	5,900	1,018	371	417	7	68	134	21
Braintree	12,710	3,285	1,422	1,008	43	292	520	0
Central Bedfordshire	28,670	8,820	2,779	2,501	128	1,838	1574	0
Chorley	9,420	2,470	1,117	571	7	129	646	0
County Durham	36,890	7,687	3,074	2,877	71	867	786	12
East Hampshire	9,800	3,704	1,609	1,065	55	270	705	0
East Riding of Yorkshire	23,660	4,580	1,662	1,780	80	597	391	70
Folkestone and Hythe	6,140	1,339	598	334	9	122	276	0
Hinckley and Bosworth	10,890	2,200	872	646	12	282	388	0
Newark and Sherwood	10,700	2,380	977	760	26	225	392	0
North East Derbyshire	5,250	1,754	589	600	98	210	240	17
North Lincolnshire	11,910	1,867	684	789	10	88	296	0
North West Leicestershire	9,130	2,396	675	886	84	270	478	3
Northumberland	23,680	5,219	1,886	1,881	62	537	853	0
Rushcliffe	9,920	2,321	834	458	46	646	337	0
Sevenoaks	4,090	2,553	1,219	291	31	271	741	0
South Derbyshire	14,310	2,598	1,275	679	9	307	319	9
South Staffordshire	6,000	2,201	1,307	186	12	418	278	0
Teignbridge	12,100	2,765	977	909	22	319	538	0
Tonbridge and Malling	7,040	3,543	1,564	533	60	336	1050	0
Vale of White Horse	13,830	5,692	1,717	1,973	72	698	1210	22
Wealden	11,830	3,588	1,186	1,421	15	420	546	0
West Berkshire	8,920	4,146	2,611	145	7	347	1036	0
West Lancashire	7,640	1,807	570	634	25	303	275	0
Winchester	14,290	3,937	1,373	1,008	47	704	805	0
High Peak	5,400	1,396	501	356	4	166	369	0
Staffordshire Moorlands	4,670	1,080	454	304	24	67	231	0
Tewkesbury	10,020	3,537	1,060	1,151	5	684	637	0
Waverley	6,650	2,447	750	647	0	503	547	0
Wyre	7,560	2,090	788	664	26	218	394	0
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city		Intermediate or majority urban with Green Belt			

Sources: **Total completions 1997-2023**, obtained from GOV.UK dataset; table 253, permanent dwellings started and completed, by tenure and district: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>; **Total additional affordable dwellings 1997-2023**, obtained from GOV.UK dataset; Live Table 1008C, Total additional affordable dwellings provided by local authority area - Completions:

<https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For social rent**

1997-2023, obtained from GOV.UK dataset; table 1006C, Additional social rent dwellings provided by local authority area - Completions: <https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For affordable rent 2012-2023**, obtained from GOV.UK dataset; table 1006aC, Additional affordable rent dwellings provided by local authority area - Completions:

<https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For intermediate rent 2004-2023**, obtained from GOV.UK dataset; table 1007aC, Additional units of intermediate rent provided by local authority area - Completions: <https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For shared ownership 2015-2023**, obtained from GOV.UK dataset; table 1007bC, Additional units of shared ownership provided by local authority area - Completions:

<https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For affordable**

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home ownership 1997-2023, obtained from GOV.UK dataset; table 1007cC, Additional units of affordable home ownership provided by local authority area - Completions:

https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live_Tables_1006_to_1008_Starts.ods; **First homes 2022-2023**, obtained from GOV.UK dataset; table 1007dC, Additional units of First Homes provided by local authority area - Completions:

https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live_Tables_1006_to_1008_Starts.ods

Appendix C. Comparison between the total housing completions and the percentage of these of affordable tenures, 1997-2023.

Local Authority	Total completions 1997-2023	Percentage of additional affordable dwellings, 1997-2023	Percentage of additional dwellings that are (as a proportion of affordable)				
			For social rent, 1997-2023	for affordable rent, 2012-2023	For intermediate rent, 2004-2023	For shared ownership, 2015-2023	For affordable home ownership, 1997-2023
Cornwall	42,970	40	38	22	6	10	24
Cumberland ¹	19,390	24	48	22	2	3	25
East Cambridgeshire	8,890	29	43	14	4	10	29
East Lindsey	12,470	28	44	31	1	8	15
Forest of Dean	5,930	38	39	35	1	13	12
Herefordshire	13,060	27	41	22	1	12	24
Isles of Scilly	80	15	58	42	0	0	0
King's Lynn & West Norfolk	11,170	25	61	16	1	4	17
North Devon	8,690	29	60	11	1	11	16
North Norfolk	7,800	27	49	32	0	11	8
North Yorkshire ¹	43,190	31	46	25	3	13	12
Rutland	2,420	35	37	18	4	16	26
South Hams	6,850	28	43	23	2	11	21
South Holland	11,160	19	33	21	5	17	25
Torrige	7,960	17	54	14	1	5	26
Westmorland & Furness ¹	13,090	28	26	7	0	3	11
West Devon	4,880	25	64	15	1	5	15
West Oxfordshire	11,700	33	34	34	0	15	17
Babergh	7,510	28	45	29	2	8	15
Broadland	11,330	32	39	28	5	11	18
Chichester	11,270	37	44	25	1	15	15
Cotswold	8,520	41	48	23	0	11	18
Derbyshire Dales	3,850	35	46	26	0	9	19
East Devon	13,180	27	30	33	2	19	15
Harborough	12,830	22	39	23	1	20	17
Horsham	15,050	26	28	36	0	19	17
Huntingdonshire	14,940	38	39	26	1	14	19
Maldon	5,310	28	31	41	1	17	9
Malvern Hills	5,400	57	49	15	3	11	23
Mid Devon	8,090	18	50	22	0	2	26
Mid Suffolk	11,320	21	36	31	2	14	18
North Kesteven	15,240	14	33	24	9	14	19
North Warwickshire	2,490	67	43	30	1	15	12
Ribble Valley	5,920	29	22	27	4	28	19
Rother	5,300	34	47	27	1	13	13
Shropshire	21,490	29	42	33	1	8	15
Somerset ¹	43,870	34	54	18	1	8	20
South Cambridgeshire	15,560	38	40	27	1	11	20
South Norfolk	15,460	27	37	28	8	6	20
South Oxfordshire	11,280	43	36	29	0	17	18
Stratford-on-Avon	16,130	35	55	14	0	18	13
Uttlesford	9,700	32	30	38	3	13	16
West Lindsey	9,980	19	44	23	3	9	19
Wychavon	13,060	37	60	18	0	12	10
Breckland	14,050	23	54	23	3	6	14

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Dorset	27,080	31	58	17	1	5	19	0
East Suffolk	16,640	29	44	33	3	4	16	0
Isle of Wight	11,080	25	47	13	9	8	24	0
Melton	3,850	26	36	24	1	14	25	0
Tunbridge Wells	6,200	48	46	25	2	13	15	0
West Suffolk	15,820	33	48	21	4	10	18	0
Wiltshire	4,4810	33	49	23	0	12	15	0
Ashford	13,310	33	40	24	0	9	27	0
Bassetlaw	9,730	17	38	31	1	8	20	2
Bolsover	5,900	17	36	41	1	7	13	2
Braintree	12,710	26	43	31	1	9	16	0
Central Bedfordshire	28,670	31	32	28	1	21	18	0
Chorley	9,420	26	45	23	0	5	26	0
County Durham	36,890	21	40	37	1	11	10	0
East Hampshire	9,800	38	43	29	1	7	19	0
East Riding of Yorkshire	23,660	19	36	39	2	13	9	2
Folkestone and Hythe	6,140	22	45	25	1	9	21	0
Hinckley and Bosworth	10,890	20	40	29	1	13	18	0
Newark and Sherwood	10,700	22	41	32	1	9	16	0
North East Derbyshire	5,250	33	34	34	6	12	14	1
North Lincolnshire	11,910	16	37	42	1	5	16	0
North West Leicestershire	9,130	26	28	37	4	11	20	0
Northumberland	23,680	22	36	36	1	10	16	0
Rushcliffe	9,920	23	36	20	2	28	15	0
Sevenoaks	4,090	62	48	11	1	11	29	0
South Derbyshire	14,310	18	49	26	0	12	12	0
South Staffordshire	6,000	37	59	8	1	19	13	0
Teignbridge	12,100	23	35	33	1	12	19	0
Tonbridge and Malling	7,040	50	44	15	2	9	30	0
Vale of White Horse	13,830	41	30	35	1	12	21	0
Wealden	11,830	30	33	40	0	12	15	0
West Berkshire	8,920	46	63	3	0	8	25	0
West Lancashire	7,640	24	32	35	1	17	15	0
Winchester	14,290	28	35	26	1	18	20	0
High Peak	5,400	26	36	26	0	12	26	0
Staffordshire Moorlands	4,670	23	42	28	2	6	21	0
Tewkesbury	10,020	35	30	33	0	19	18	0
Waverley	6,650	37	31	26	0	21	22	0
Wyre	7,560	28	38	32	1	10	19	0
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city	Intermediate or majority urban with Green Belt				

Sources: **Total completions 1997-2023**, obtained from GOV.UK dataset; table 253, permanent dwellings started and completed, by tenure and district: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>. Percentages calculated from Appendix B.

Appendix D. Comparison between total housing completions and completions of different affordable tenures, based on plan dates to 2023.

Local Authority	Average annual completions	Average annual additional affordable dwellings	Average annual additional dwellings that are					
			For social rent	for affordable rent	For intermediate rent	For shared ownership	For affordable home ownership	First homes
Cornwall	1,841	797	155	272	70	126	175	0
Cumberland ¹	820	177	23	104	2	9	39	1
East Cambridgeshire	346	78	4	36	8	27	2	0
East Lindsey	409	120	2	84	0	31	2	1
Forest of Dean	403	203	14	116	0	73	0	0
Herefordshire	670	154	6	82	2	65	0	0
Isles of Scilly	0	1	0	1	0	0	0	0
King's Lynn & West Norfolk	253	63	2	41	2	19	0	0
North Devon	376	120	63	22	2	22	12	0
North Norfolk	260	93	4	59	0	28	3	0
North Yorkshire ¹	2,105	654	78	334	38	170	33	1
Rutland	77	15	0	6	0	8	0	0
South Hams	390	76	2	44	1	21	7	0
South Holland	342	108	15	34	8	27	24	0
Torrige	260	56	23	14	1	6	12	0
Westmorland & Furness ¹	534	150	7	25	0	12	16	0
West Devon	187	30	3	19	1	6	1	0
West Oxfordshire	482	185	30	100	0	44	10	0
Babergh	455	105	6	70	0	28	2	0
Broadland	557	223	8	104	22	58	30	2
Chichester	590	221	30	109	0	79	2	0
Cotswold	437	166	45	62	1	28	30	0
Derbyshire Dales	195	50	4	32	0	11	3	0
East Devon	781	242	40	106	5	61	27	1
Harborough	843	227	59	71	0	96	1	0
Horsham	480	9	0	9	0	0	0	0
Huntingdonshire	777	265	53	114	6	62	31	0
Maldon	240	92	2	63	1	26	0	0
Malvern Hills	358	184	81	44	4	39	16	0
Mid Devon	294	42	2	29	0	2	8	0
Mid Suffolk	650	154	9	88	0	52	5	0
North Kesteven	575	139	2	62	20	50	6	0
North Warwickshire	128	78	16	38	1	19	5	0
Ribble Valley	257	92	13	28	4	29	16	1
Rother	165	77	15	37	1	18	6	0
Shropshire	1,100	315	16	215	5	59	20	0
Somerset ¹	1,988	607	176	219	11	95	106	0
South Cambridgeshire	757	241	38	126	0	52	24	1
South Norfolk	922	236	0	143	38	37	17	1
South Oxfordshire	569	231	33	108	0	63	26	0
Stratford-on-Avon	762	327	162	60	0	79	24	3
Uttlesford	320	76	4	46	0	26	0	0
West Lindsey	382	88	2	55	3	25	0	3
Wychavon	748	303	154	74	0	68	7	0
Breckland	553	128	7	90	0	28	3	0
Dorset	998	226	27	127	4	41	27	0

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East Suffolk	637	262	8	204	0	26	20	4
Isle of Wight	329	99	30	28	4	18	19	0
Melton	152	42	6	18	1	11	7	0
Tunbridge Wells	378	137	15	72	0	49	1	0
West Suffolk	560	207	44	84	7	72	0	0
Wiltshire	2,180	688	30	336	1	313	7	2
Ashford	497	188	42	80	1	30	34	0
Bassetlaw	700	130	1	67	0	28	26	9
Bolsover	272	53	4	40	0	7	0	2
Braintree	481	138	14	92	2	27	3	0
Central Bedfordshire	1,599	504	29	264	5	204	2	0
Chorley	410	79	10	67	0	0	2	0
County Durham	1,381	388	19	249	3	108	8	2
East Hampshire	465	144	19	82	2	21	20	0
East Riding of Yorkshire	944	279	56	148	5	50	15	6
Folkestone and Hythe	268	34	4	23	0	7	0	0
Hinckley and Bosworth	315	114	7	67	0	40	0	0
Newark and Sherwood	506	128	3	87	0	37	2	0
North East Derbyshire	246	101	6	60	9	21	4	2
North Lincolnshire	383	87	24	44	1	5	14	0
North West Leicestershire	612	133	22	68	5	21	17	0
Northumberland	1,421	306	9	189	1	65	41	0
Rushcliffe	1,000	314	57	89	0	168	0	0
Sevenoaks	121	63	7	22	2	21	10	0
South Derbyshire	1,010	149	13	104	0	28	0	5
South Staffordshire	350	156	71	0	0	85	0	0
Teignbridge	515	126	16	61	3	45	1	0
Tonbridge and Malling	345	59	9	28	0	22	0	0
Vale of White Horse	968	345	7	218	1	85	33	3
Wealden	588	192	12	127	1	38	14	0
West Berkshire	410	185	101	9	2	66	7	0
West Lancashire	282	110	17	53	2	25	13	0
Winchester	675	309	47	112	6	130	14	0
High Peak	189	59	11	27	0	13	8	0
Staffordshire Moorlands	141	48	5	28	2	7	7	0
Tewkesbury	532	194	30	89	0	53	23	0
Waverley	355	132	17	59	0	46	10	0
Wyre	298	93	8	51	2	17	15	0
Majority rural: Majority further from a major town or city	Majority rural: Majority nearer to a major town or city	Intermediate rural: Majority further from a major town or city	Intermediate rural: Majority nearer to a major town or city	Intermediate or majority urban with Green Belt				

Sources: **Total completions 1997-2023**, obtained from GOV.UK dataset; table 253, permanent dwellings started and completed, by tenure and district: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>; **Total additional affordable dwellings 1997-2023**, obtained from GOV.UK dataset; Live Table 1008C, Total additional affordable dwellings provided by local authority area - Completions:

<https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For social rent 1997-2023**, obtained from GOV.UK dataset; table 1006C, Additional social rent dwellings provided by local authority area - Completions: <https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For affordable rent 2012-2023**, obtained from GOV.UK dataset; table 1006aC, Additional affordable rent dwellings provided by local authority area - Completions:

<https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For intermediate rent 2004-2023**, obtained from GOV.UK dataset; table 1007aC, Additional units of intermediate rent provided by local authority area - Completions: <https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For shared ownership 2015-2023**, obtained from GOV.UK dataset; table 1007bC, Additional units of shared ownership provided by local authority area - Completions:

<https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live%20Tables%201006%20to%201008%20Starts.xls>; **For affordable**

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home ownership 1997-2023, obtained from GOV.UK dataset; table 1007cC, Additional units of affordable home ownership provided by local authority area - Completions:

https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live_Tables_1006_to_1008_Starts.ods; **First homes 2022-2023**, obtained from GOV.UK dataset; table 1007dC, Additional units of First Homes provided by local authority area - Completions:

https://assets.publishing.service.gov.uk/media/673b6ec449ce28002166a9db/Live_Tables_1006_to_1008_Starts.ods