

Planning for housing in Tynedale

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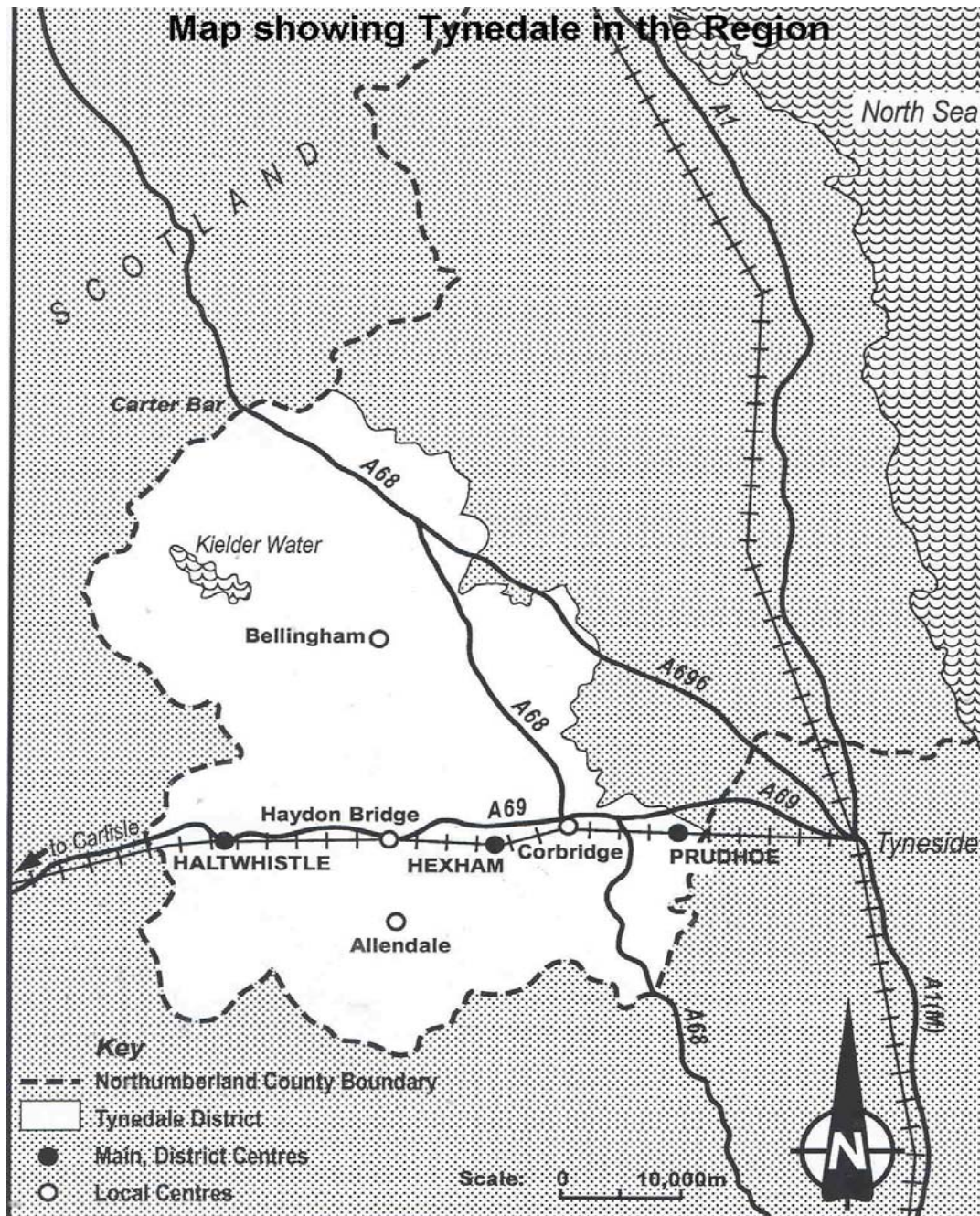
Head of Forward Planning

Tynedale Council

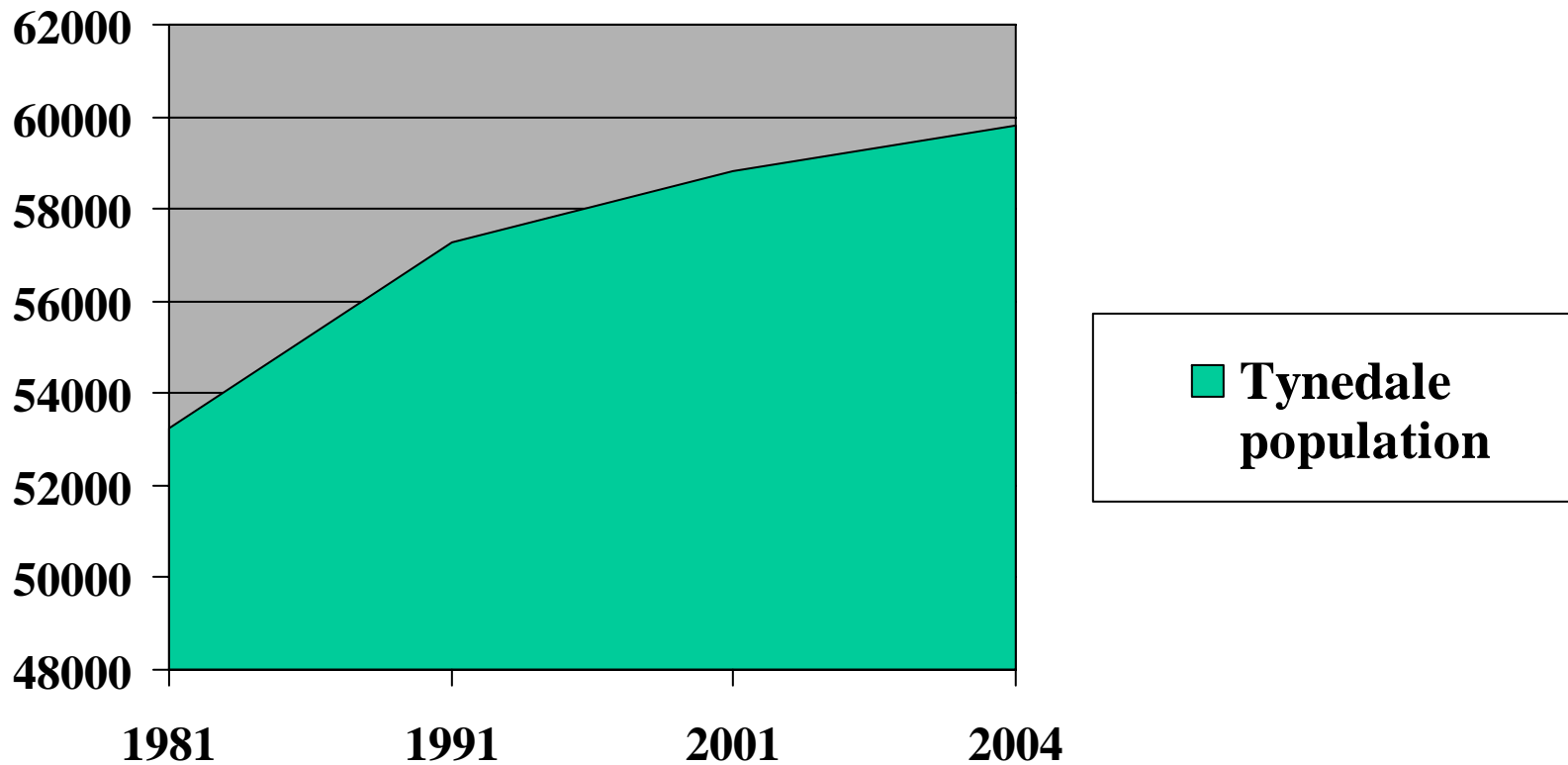
Content

- Some background
- The challenges
- Our strategy
- Issues of concern

Map showing Tynedale in the Region

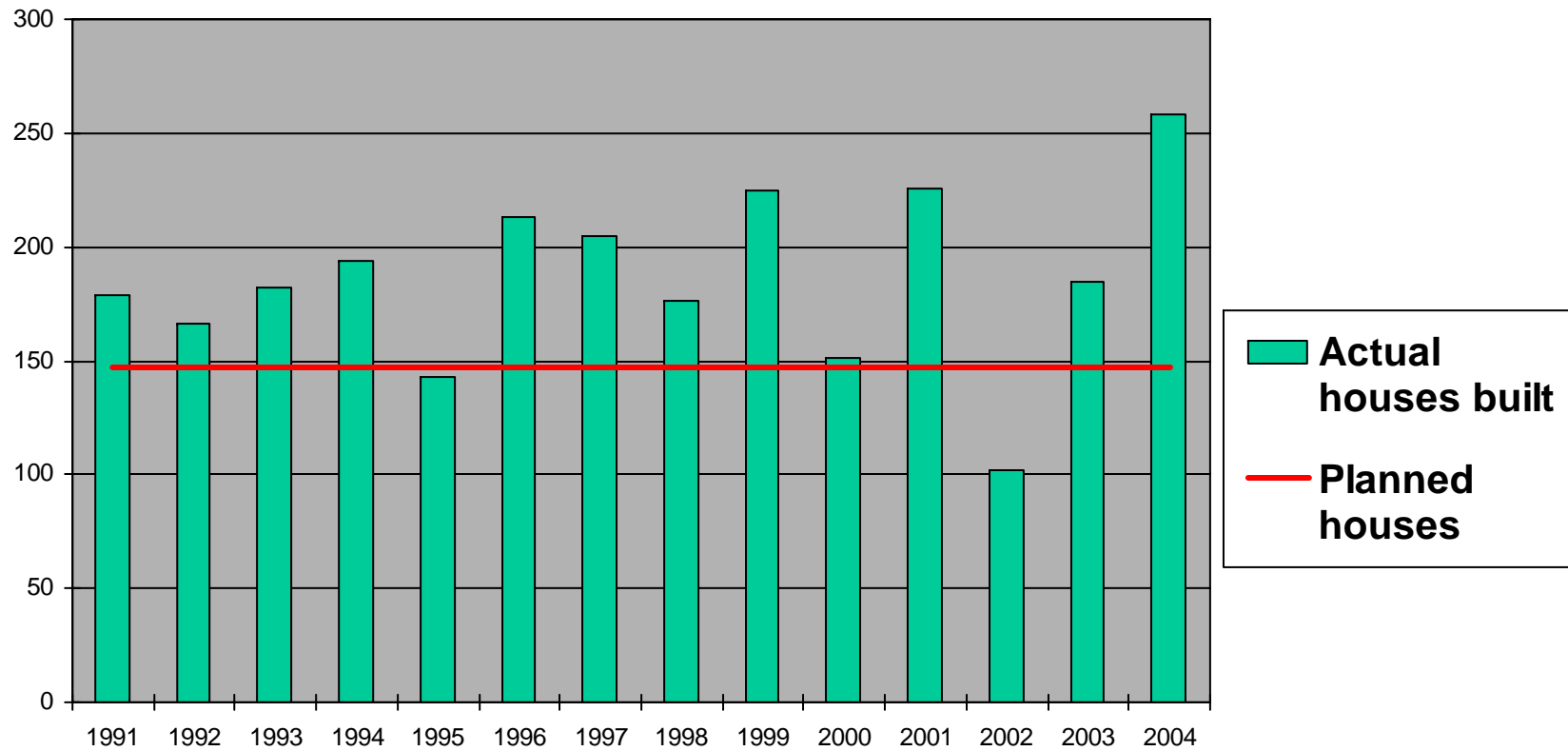


Population growth fuelled by in migration

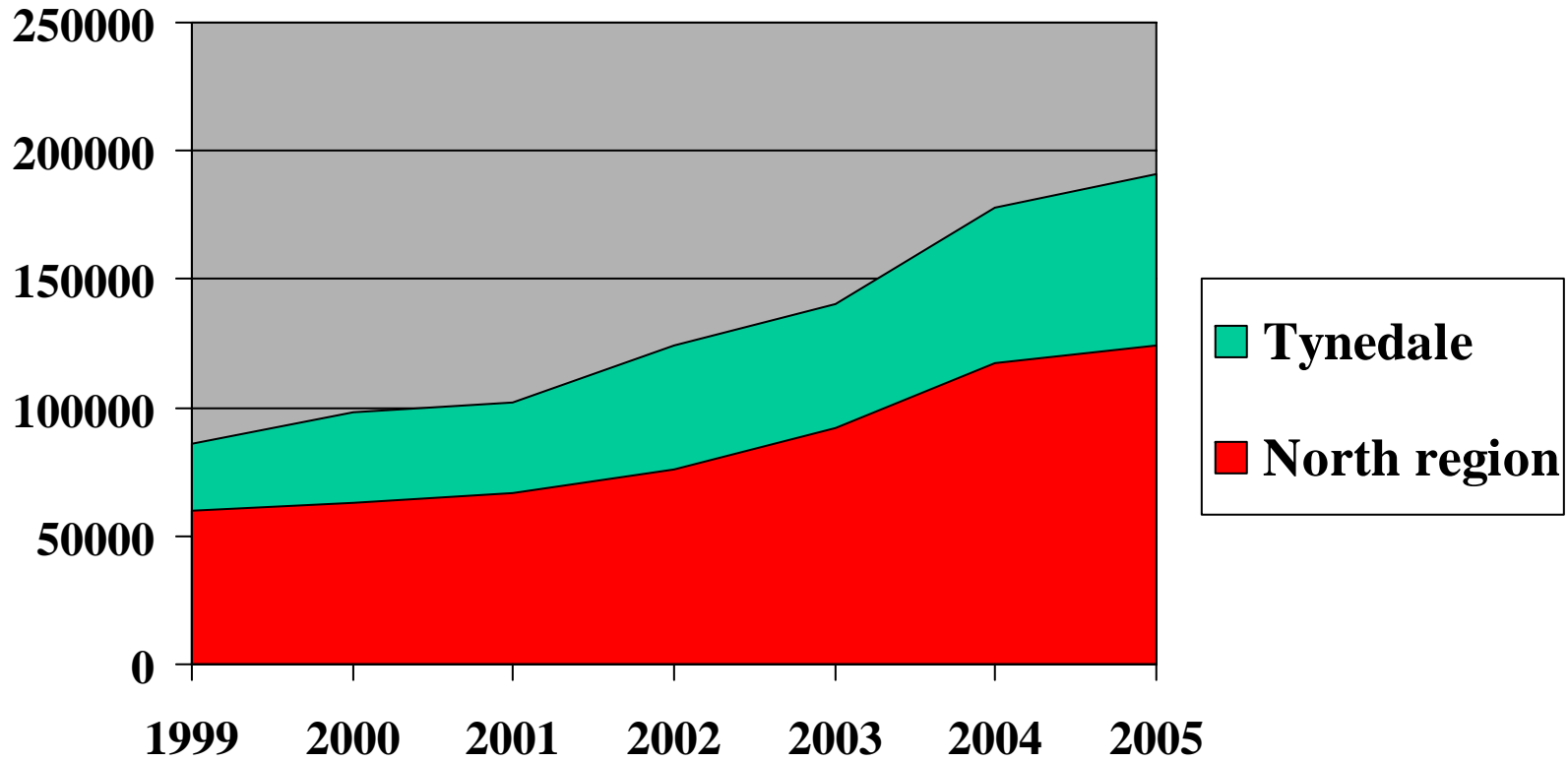


House building has exceeded planned rates by 27%

600 more houses than planned by 2006



House prices have increased significantly



Average house prices Apr-Jun 05

- Tynedale - £190,783
- Northumberland - £143,880
- North region - £124,054
- England and Wales - £184,924

Key points

- Population growth of 4.4% since 1991 compared with North East decline of 1.6%
- House building 27% above planned rate
- Significant growth in house prices 122% increase since 1999
- House prices significantly above regional average, above national average

The challenges

- Population - turning growth into stability
- House building - reducing it to a more sustainable rate
- Affordability – meeting local needs for affordable housing

Is this possible?

- Surely restricting the amount of new housing forces up prices?
- If supply met demand then housing would be affordable?

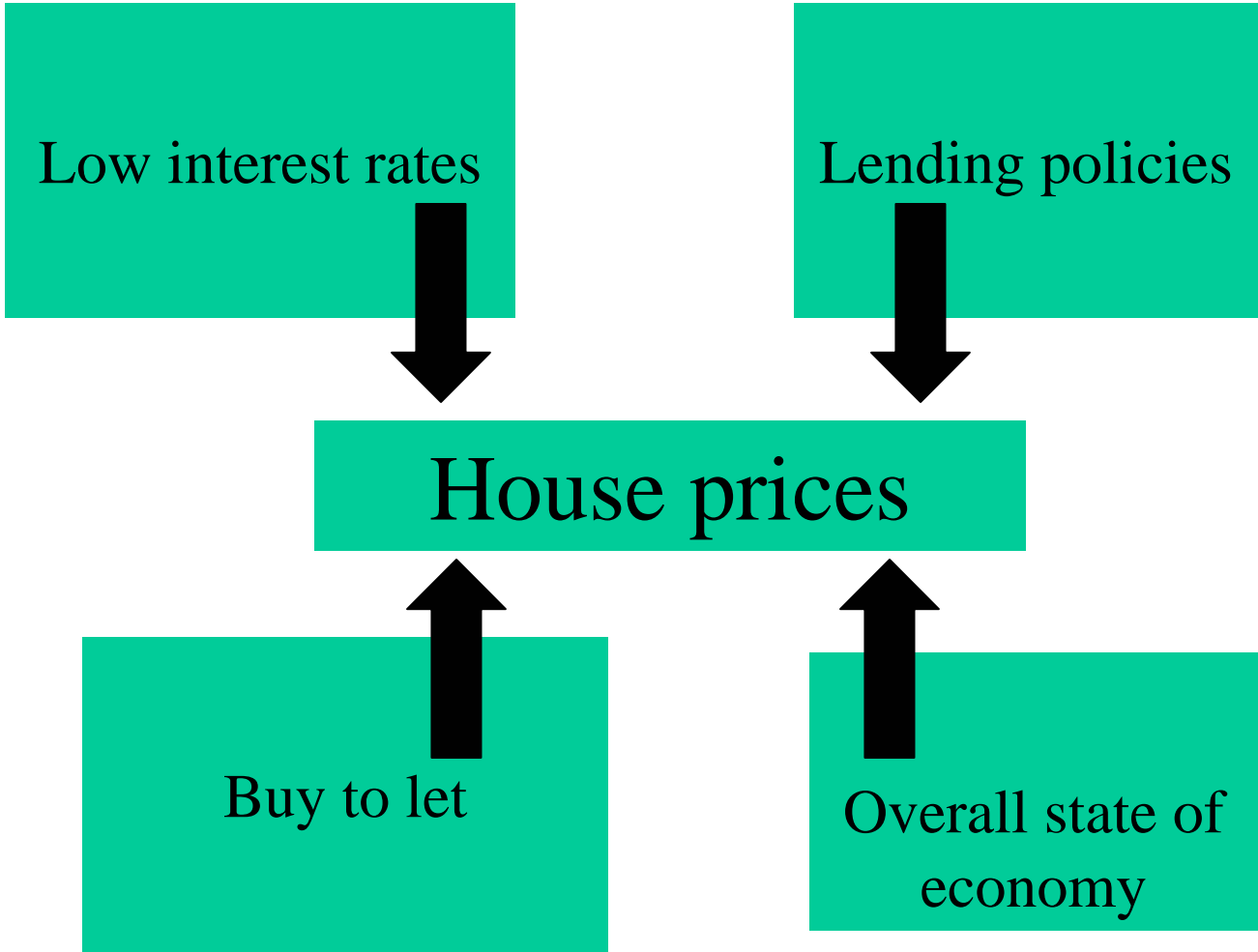
Not as simple as that

- We've seen house building rates 27% above planned
- At the same time house prices have risen dramatically
- RSS / Structure Plan based on approx. 120 dwellings per year up to 2016
- How many new houses per year would be needed to satisfy demand? 250, 500, 1000?
- You would have to see significant growth in house building to saturate the market and reduce prices



We can't simply plan to meet market demand

- That amount of housing would result in significant in migration and population growth
- Undermine the RSS
- Would need green field releases, deletions from Green Belt, affect character of historic towns and villages, place strain on infrastructure
- Would builders want to reduce prices anyway?



Our strategy

- Manage the supply of new housing so that house building rates fall to a level needed for a stable population
- Shift the balance to see more affordable housing delivered



How do we do this?

- A policy to enable windfall sites to be refused if there is an oversupply, to be effective this means refusing developments that are otherwise acceptable.
- Positive policies towards affordable housing e.g. allow even when there is an oversupply, allow on green field sites, allocate sites.
- Strong policy to seek significant element of affordable housing on market sites. To be effective the site threshold needs to be low given the number of small sites we get.
- Interim Planning Policies

Issues of concern

- Time lag in getting new Development Plan Documents adopted – how much weight given to interim policies?
- How do you have a supply management policy that is effective?
- Has Govt. policy caught up with the affordability issue in terms of site thresholds and allocations?
- Is the public funding there for affordable housing?
- Will landowners play the game?