

Spelthorne's need for housing

As part of the evidence gathering stage of the Local Plan review, Spelthorne and Runnymede Councils commissioned an independent Strategic Market Housing Assessment to objectively assess how many houses will be needed until 2033, based on local population projections, the needs of the local economy and improving affordability. The assessment found that:

Spelthorne needs between 552-757 new homes per year until 2033.

This is considerably higher than Spelthorne's current housing target of 166 homes a year. This number was originally set out in the Core Strategy and Policies Development Document (February, 2009), and was based on a requirement in the South East Plan (2009) which was revoked in 2013. The current target is now out of date as it was not informed by an objectively assessed need for new housing, as required by the current national planning policy framework (NPPF).

Spelthorne's Housing delivery

| 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|---------|---------|---------|---------|---------|
| 139 | 159 | 170 | 191 | 265 |

The table below shows that based on Spelthorne Borough Council's latest trajectory for future housing in the borough, there will be a shortfall against the objectively assessed need for new housing.

| Housing Target | 552 dwellings per year | 757 dwellings per year |
|--------------------------------------|------------------------|------------------------|
| Shortfall to 2021 (dwellings) | 2,667 | 4,389 |
| Shortfall from 2013-2033 (dwellings) | 7,424 | 11,606 |

In preparing their new Local Plan, Spelthorne will need to consider how it can meet its objectively assessed need for housing when setting its housing target and identifying where new homes should be located in the borough.

Spelthorne's increased need for homes is not uncommon. Nationally we need more homes. There are a variety of factors causing the demand for more housing, but principally they reflect:

- Under-delivery of new homes over the past few decades.
- Life expectancy is increasing – there will be 13 million over-65's by 2030.
- Older relatives are much less likely to live with younger generations than used to be the case.
- Young people under the age of 35 are increasingly having to rely on renting a home rather than owning one.