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| Report on | Revised Housing Growth Indicators and implications for  Local Development Plan 2030 - Draft Plan Strategy |
| Date of Meeting | 30th October 2019 |
| Reporting Officer | Sinead McEvoy, Head of Development Plan |
| Contact Officer | Chris Boomer, Planning Manager |

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| Is this report restricted for confidential business?  If ‘Yes’, confirm below the exempt information category relied upon | | Yes | x |
| No |  |
| x | Information relates to financial or business affairs of a person (including the council) | | |

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| 1.0 | Purpose of Report |
| 1.1 | The purpose of this report is to provide members with a paper on the recently  revised Housing Growth Indicator (HGI) for Mid Ulster and the implications of this  figure for the Local Development Plan 2030 - Draft Plan Strategy. |
| 2.0 | Background |
| 2.1  2.2 | Members will be aware that on 26 September 2019 the Department issued revised  HGI’s for the period 2016-2030. The DfI Chief Planner letter, which accompanies  the revised HGI report, states that the updated HGI’s cover the period to 2030,  ensuring that they better correspond with the timescale for the majority of the LDP’s  currently under preparation.  Members will also be aware that the previous HGI’s were published in 2016 and  covered the period 2012-2025 and that the housing growth detailed in our recently  published DPS has taken account of those previous figures. |
| 3.0 | Main Report |
| 3.1  3.2 | Members will be aware that HGI’s used as a guide in the deciding on housing  growth for the district. The attached paper provides details on the difference  between the previous figure and revised figure. The paper also provides some  comparison on our revised figure against the other local councils.  The paper also provides some assessment of the implications of the revision for  our local development plan. The detailed figures and consideration are set out in  the paper at Appendix 1. |

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| 4.0 | Other Considerations |
| 4.1 | Financial, Human Resources & Risk Implications |
| Financial:  None identified at present. |
| Human:  None identified at present. |
| Risk Management:  None identified at present. |
| 4.2 | Screening & Impact Assessments |
| Equality & Good Relations Implications:  The Local Development Plan 2030 -Draft Plan Strategy was subject to and  Equality Impact Screening. |
| Rural Needs Implications:  The Local Development Plan 2030 - Draft Plan Strategy was subject to a Rural  Needs Impact Assessment. |
| 5.0 | Recommendation(s) |
| 5.1 | Members are requested to note the contents of this report and the attached paper  and agree that no action is required to the strategic approach to housing provision  as a result of the revised HGI’s. |
| 6.0 | Documents Attached & References |
|  | Appendix 1 - Paper on Revised Housing Growth Indicators 2016-2030 |

Revised Housing Growth Indicators 2016-2030

Purpose: To provide members with details of the revised HGI’s for Mid

Ulster, how they relate to the earlier HGI’s and what the implications are for the creation of the new Local Development Plan (LDP).

Content: The paper provides:

(i) The revised HGI’s for Mid Ulster and how they relate

to the previous HGI’s.

(ii) Consideration of the Revised HGI’s for some of the

other LGD’s

(iii) Implications for the new Local Development Plan.

Recommendation: That members note the contents of the report and agree that   
 no action is required to the strategic approach to housing   
 provision as a result of the publication of the revised HGI’s.

1.0 Introduction

1.1 The purpose of this paper is to advise members on the revised Housing Growth

Indicators (HGI’s), which have recently been released by the Department for Infrastructure (DfI).

1.2 The Strategic Planning Policy Statement (SPPS) tells us that Local

Development Plan (LDPs) should be informed by HGI’s and it describes them as an estimate for the new dwellings requirement for each area and provide a guide for allocating housing distribution across the Plan area. The SPPS also explains that the HGI covers both urban and rural housing.

1.3 It is worth noting that the letter accompanying the revised HGI’s, from the DfI

Chief Planner and Director of Regional Development, explains that the HGI’s   
do not forecast exactly what will happen in the future. He explains that they are   
policy neutral estimates based on recent trends and best available data on   
households and housing stock. He also states that those preparing LDP’s   
should not regard the HGI’s as a cap on housing or a target to be met.

1.4 It is our view that HGI’s are used as a guide by planning authorities in the

creation of Local Development Plans, in order to ensure that adequate housing   
land is available for the incoming plan period and are intended to underpin one   
of the RDS’s key objectives of achieving balanced regional growth. It is of   
course important to remember that HGI’s are to be used as guidance rather   
than being seen as a cap on housing development or indeed, as a target to be   
achieved.

1.5 The Revised HGI’s for Northern Ireland as a whole have been set at 84,800 for

the period 2016 - 2030 (5,653 per year). This represents an approximate 20%

reduction from the previous figure of 94,000 for the period 2012-2025 (7,230 per year).

1.6 It should be noted that the Department has adopted a different approach to

these HGIs in that the last year of the HGI period is counted as inclusive. Therefore, 2016-2030 is considered to be a 15-year period whilst in the last HGI period, 2012-2025 was considered to be a 13-year period because the last year was not inclusive. For the purposes of the Local Development Plan, it is our opinion that 2015-2030 is a 15-year period.

2.0 Changes to the HGI for Mid Ulster.

2.1 The first HGI figures issued for the 11 new council districts gave Mid Ulster a

HGI of 9,500 for the period 2012-2025 (13 year period) which equated to 730 houses per year. The latest figures have allocated Mid Ulster a figure of 10,300 for the period 2016-2030 (15 year period), which equates to 687 per year. The HGI for our district has therefore decreased very slightly and has reduced by around 45 houses per year.

2.2 This means that over the Plan Period, the housing need for Mid Ulster will be

around 10,300 new homes. The figure published in the draft Plan Strategy, based on the previous HGIs was 11,000 new homes.

2.3 Table 1 below summarises the new HGI for Mid Ulster in comparison to the

previous figure.

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|  | HGI | TIME  PERIOD | NUMBER  OF  YEARS | GROWTH  PER  YEAR | PLAN  PERIOD | %  CHANGE |
| PREVIOUS | 9,500 | 2012-  2025 | 13 | 730 | 10,950 |  |
| UPDATED | 10,300 | 2016-  2030 | 15 | 687 | 10,300 | - 6%  decrease |

Table 1

3.0 Revised HGIs in other Districts

3.1 If the same calculation as that done above is carried out for other districts, it

becomes clear that all districts in Northern Ireland, apart from Armagh,   
Banbridge and Craigavon Borough Council, have received a reduction in their   
HGI. Mid Ulster, with a 6% reduction is one of the least badly affected districts,   
with only Lisburn and Castlereagh having a smaller comparative reduction. The   
comparative figures for the revised HGI’s in other districts and the result on   
projected housing need over the period 2015-2030 are shown in Table 2 below.

Table 2

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| LGD | HGI 2012-  25 | CORRESPONDING  FIGURE FOR PLAN  PERIOD | HGI  2016-30 | CORRESPONDING  FIGURE FOR 2015-  2030 | %  CHANGE |
| ANTRIM AND  N’ABBEY | 7,200 | 8,307 | 4,200 | 4,200 | -50% |
| ARMAGH,  B’BGE &  C’AVON | 14,400 | 16,615 | 17,200 | 17,200 | +3.5% |
| BELFAST | 13,700 | 15,807 | 7,400 | 7,400 | -53% |
| C’ WAY C&G | 6,700 | 7,730 | 5,600 | 5,600 | -28% |
| DERRY &  S’BANE | 5,000 | 5,769 | 4,100 | 4,100 | -29% |
| F’MANGH  AND OMAGH | 4,500 | 5,192 | 4,300 | 4,300 | -18% |
| LISBURN  C’REAGH | 9,600 | 11,076 | 10,700 | 10,700 | -3% |
| MID AND  EAST ANTRIM | 5,400 | 6,230 | 5,400 | 5,400 | -13% |
| MID ULSTER | 9,500 | 10,950 | 10,300 | 10,300 | -6% |
| NEWRY,  MOURNE  DOWN | 10,900 | 12,576 | 10,000 | 10,000 | -20% |
| ARDS,  NORTH  DOWN | 7,100 | 8,192 | 5,500 | 5,500 | -33% |

4.0 Conclusion

4.1 Members will be aware that the draft Plan Strategy was published in February

of 2019. The Vision and Objectives section of the draft Strategy states that over the Plan Period, the District will require 11,000 new homes by 2030. This was based on the extrapolation (over the Plan Period) of the previous HGI figures. The revised HGIs would suggest that as it stands, the draft Strategy should be used to accommodate 10,300 new homes by 2030.

4.2 This difference reduces in significance when one considers that past growth

rates were at a much higher level, based on household projections between   
2004-2014. Furthermore, given the fact that the figure in the draft Strategy was

formulated based on the period of April 2015-March 2030, any notional   
overprovision could largely be absorbed over the reminder of the year 2030.

4.3 It is therefore recommended that no action is required in relation to the strategic

approach to housing provision as a result of the publication of the revised HGI’s.