

Report to the Cabinet

Report reference: C-060-2013/14
Date of meeting: 2 December 2013



Portfolio: Planning

Subject: Local Plan Evidence: Updated Population Forecasting Work and Update to the Strategic Housing Market Assessment

Responsible Officer: Sarah King (01992 564347).

Democratic Services Officer: Gary Woodhall (01992 564470).

Recommendations/Decisions Required:

- (1) To note the updated population forecasting report from Edge Analytics, and accept it into the Local Plan Evidence Base;**
- (2) To note the updated Strategic Housing Market Assessment, and accept it into the Local Plan Evidence Base; and**
- (3) To note that the updated Strategic Housing Market Assessment will need to be revised in light of the population forecasting report from Edge Analytics.**

Executive Summary:

This report seeks the acceptance of two key pieces of technical work into the Local Plan Evidence Base.

The first is updated population forecasting work by Edge Analytics. This new work has been produced for Epping Forest District alone, and uses the most up to date information available, including newly released 2011 Census information, and new household formation rates.

The second is an updated Strategic Housing Market Assessment (SHMA), which considers the housing market, particularly in terms of affordability, current housing need, property prices and future need. The updated SHMA is already in the public domain by virtue of having been published by the other authorities which are part of the Housing Market Assessment group: Harlow, East Hertfordshire and Uttlesford Councils.

Reasons for Proposed Decision:

Adopting these two key pieces of technical work into the Local Plan Evidence Base will enable the Council to work towards a sound new Local Plan, which uses robust information. This in turn means that the new Local Plan would be far more likely to be accepted at Examination in Public by the independent Inspector.

Other Options for Action:

Not to adopt either, or both, documents into the Local Plan Evidence Base. However, if the new Local Plan was to be prepared without these two key pieces of technical work, it would be

lacking robust evidence, and not be prepared in accordance with the National Planning Policy Framework and other guidance. In that case, the Council would need to rely on the previous Essex-wide population study, and the original 2010 SHMA, both of which do not use detailed data from the 2011 Census and suggest a far higher figure than the more up to date evidence. Without a robust evidence base there could be a serious risk that the new Local Plan would not be found sound at Examination in Public, and could not be adopted by the Council as policy. If this were the case, it would be far more difficult for the Council to manage future development in the district.

Report:

Introduction

1. Two new key pieces of evidence have been prepared to inform the Local Plan. These are:

- (i) new population forecasting work by Edge Analytics; and
- (ii) an updated Strategic Housing Market Assessment (SHMA) by Opinion Research Services.

2. Epping Forest District was part of the Essex Planning Officers Association (EPOA) joint approach to population forecasting, that covered all of Essex and some adjacent authorities. This group work was completed in early 2013. However, Members and officers were concerned about the Office of National Statistics official population projections (published in 2012, but based on data from 2010) which fed into that study. Further work to investigate the detail of these governmental projections and to update the forecasts using new data released since the EPOA project ended, was commissioned for Epping Forest District alone and is now presented.

3. The Strategic Housing Market Assessment (SHMA) update follows on from the original SHMA published in 2010. The National Planning Policy Framework (NPPF) requires every local authority to be part of a SHMA, in order to adequately assess need, affordability and other issues within the housing market. A SHMA generally covers more than one local authority area as housing markets do not respect administrative boundaries; this is the case with the new SHMA update.

4. Both the updated population forecasting and the updated SHMA are key pieces of technical work which are needed to inform the Local Plan. Both need to be used in carefully assessing future housing need, and to help produce a 'sound' Local Plan (i.e. a Plan which is accepted at Examination in Public).

Updated Population Forecasting Work

5. With the abolition of regional housing targets, the NPPF requires all local authorities to *'.....plan for a mix of housing based on current and future demographic trends'* (para. 50). Essex Planning Officers Association (EPOA) commissioned Edge Analytics to forecast population and household growth for all of the local authorities in Essex (plus a few adjacent authorities) in 2011. This work used the nationally recognised POPGROUP forecasting model, and national and local data, to forecast how population was likely to change at local authority level.

6. The first two phases of work were published in early 2012, and used government's 2008-based Sub-National Population Projections (at local authority level, published 2010) to forecast potential population and household growth, and therefore likely housing growth.

Several forecasts were given, some based on trend (i.e. 'business as usual'), some on housing targets (as set out in the former East of England Plan) and some on likely jobs growth (related to growth in the labour force). These results were presented to Members in spring 2012. The third phase of the work updated these forecasts using 2010-based Sub-National Population Projections (published later in 2012). These showed a significant increase in the projections for Epping Forest District, particularly in internal migration (i.e. migration to and from other parts of the UK).

7. Members and officers were concerned about this large increase compared to phases 1 and 2, and wanted to investigate the information behind it. The fourth phase of the Essex-wide work considered the phase 3 forecasts against the first data from the 2011 Census, but no sufficiently detailed data had been released to allow for updated forecasts at that time.

8. Edge Analytics were then commissioned by EFDC to update the forecasts using data released in spring 2013: detailed 2011 Census information, new household projections (which predict how many people will live alone or in groups etc.), and revised estimates of how the population of the district had changed between 2001 and 2011. The new work also analysed changes between the Censuses at ward level, and investigated the internal migration patterns to and from the district (from within the UK) through new data.

9. The new work was carried out by Edge Analytics, who have very significant experience in the field, and the benefit of familiarity with the issues Epping Forest District faces by virtue of their work on the Essex-wide study. They used the same POPGROUP model as that within the Essex-wide work. This is advisable in relation to the Duty to Co-operate, as it conforms to the same assumptions agreed by all of the Essex authorities in the group work and so is more robust. It is also a nationally recognised and used model.

10. All of the forecasts from the Essex-wide EPOA study were rerun in the new work, except for the economic forecast. The original EPOA study contained an economic forecast based on the East of England Forecasting Model results. However since that time, the results of that model for this district have been called into question. The East of England Forecasting Model (developed by a company called Oxford Economics) was predicting a very significant level of economic growth in the district in the next few years, despite the district having a relatively small labour force due to an (on average) older population, and a very high amount of out-commuting. The experienced consultants preparing the population work advised that they seriously questioned the economic projection for this district within the East of England Forecasting Model. It was not considered appropriate to rerun this scenario.

11. Instead, and in order that economic issues could be properly reflected, the consultant who is working for the Council on economic data analysed the local 'trend' of growth in employment in the district in recent years, and projected this forward. This information was fed into the population forecasting and produced the 'Employment - Historical Trend' forecast. An additional forecast using this data, but including an extra 10% employment growth to model the effect of a more ambitious future approach to economic development locally and, for example, planned regeneration in Loughton Broadway and St. John's Road Epping, and the retail park at Langston Road, fed into the other new forecast, called 'Employment - Historical Trend plus 10%'.

12. The new population projections using freshly released data predict a lower level of trend population growth than that suggested by the government's official 2010 projection (released in 2012).

13. Edge Analytics have produced two ranges of forecasts, recognising the differences between the household projections published in 2008 and those in 2011. The household projections of 2011 suggest that nationally, household growth (new households being formed)

is slightly lower than previously predicted by government, probably partly due to the impacts of the recession. The 2011 lower rate of growth of households suggests a slightly lower level of housing need in future. However, it is also important to remember that these 2011 figures relate to a period of recession (which was not typical), and to a period of restriction on the availability of mortgage finance. The new forecasts are thus presented in two groups; group 'A' which use the 2011 (lower) household projections, and group 'B' which use the 2008 (higher) household projections. These are both presented in the Edge Analytics report to allow an informed discussion.

14. The results are shown below, with the **updated population trend forecasts shown in bold**:

Edge Analytics Population and household forecasts 2011-2033

(from table 5 Scenario dwelling growth summary, p43 of the population forecasting report)

Forecast	Dwellings per year		
	Group A (2011 households data)	Group B (2008 households data)	Average of A & B (to nearest unit)
'Official' government trend (SNPP-2010)	698	741	720
Employment - Historical Trend plus 10%	575	628	602
Employment - Historical Trend	556	609	583
Approved RSS Pure	455	455	455
Approved RSS Realistic	454	454	454
Draft Review RSS Realistic	365	365	365
Updated population trend 1^A	360	401	381
Draft Review RSS Pure	360	360	360
Updated population trend 2^B	358	400	379
Updated population trend 3^C	311	353	332
Updated population trend 4^D	302	344	323
Net-nil migration	240	273	257

A Updated population 1 aka Migration-led 10yrs Zero - based on last 10 years of internal migration data, & assuming international migration is zero overall

B Updated population 2 aka Migration-led 5yrs - based on last 5 years of both internal migration data, & international migration data

C Updated population 3 aka Migration-led 10yrs - based on last 10 years of both internal migration data, & international migration data

D Updated population trend 4 aka Migration-led 10yrs-5yrs - based on last 10 years of internal migration data, & on last 5 years international migration data

15. The 'A' group forecasts (using the lower, 2011 household projections) cover a wide range from 240 to 698 dwellings per year, but the **updated population trend forecasts are within a bracket of 302 to 360** dwellings per year (equating to 6,644 to 7,920 over 2011-2033).

16. The 'B' group (using the higher, 2008 household projections) covers a range of 273 to 741 dwellings per year, but the **updated population trend forecasts are within a bracket of 344 to 401** dwellings per year (equating to 7,568 to 8,822 over 2011-2033).

17. The full report goes into considerable detail as to how these figures are derived, and

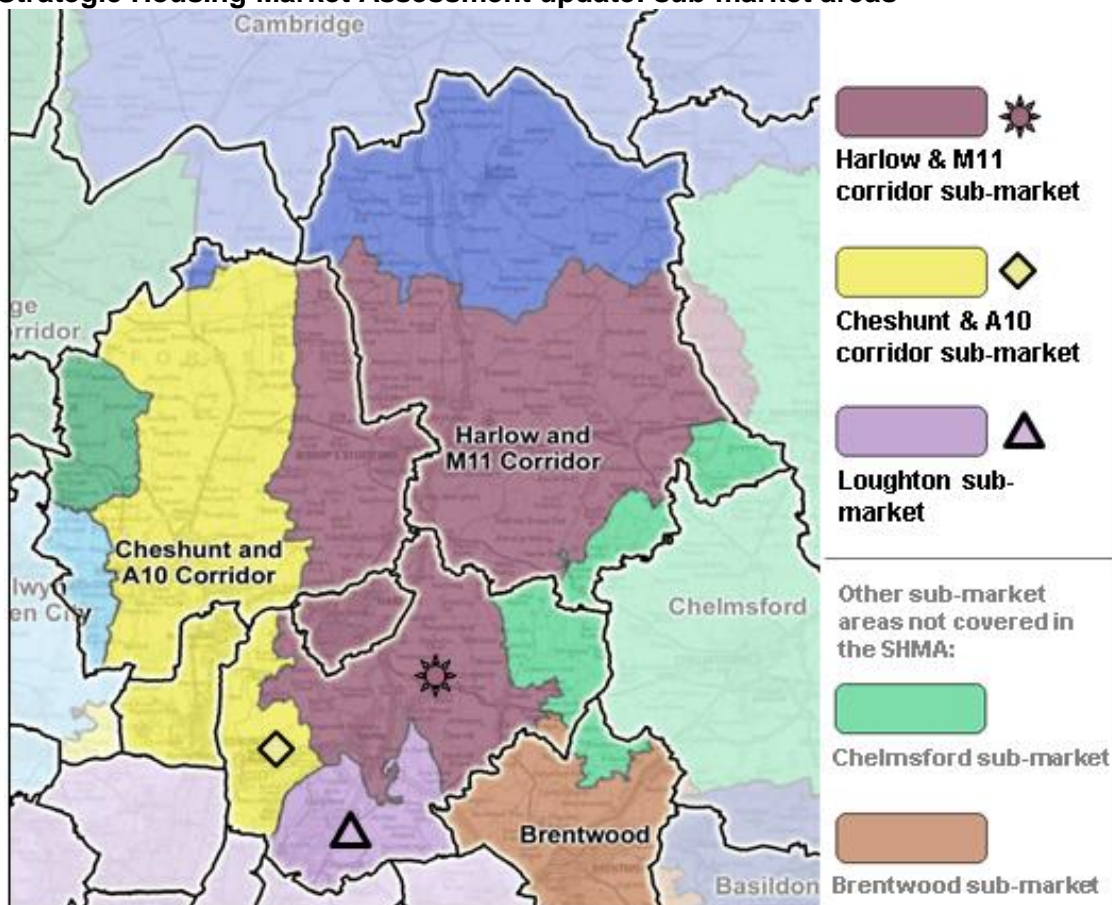
the robustness of the underpinning data.

Updated Strategic Housing Market Assessment (SHMA)

18. The NPPF directs that local authorities must ‘.....prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries’ (para. 159) This is necessary because housing markets usually cover more than one local authority, and also because cross-boundary working is required under the Duty to Co-operate.

19. The SHMA update covers the ‘London Commuter Belt East/M11 Sub-region’ Housing Market Area, which includes the districts of Epping Forest, Harlow, East Hertfordshire and Uttlesford. The original 2010 SHMA also incorporated Brentwood and Broxbourne districts, but both of these authorities declined to be included in the SHMA update. Brentwood has chosen to join a SHMA group with the more central and western Essex districts of Braintree, Chelmsford, Colchester and Maldon. Broxbourne has had a SHMA produced for its district alone.

Strategic Housing Market Assessment update: sub-market areas



Adapted from London Commuter Belt East Sub-region SHMA 2010, ORS

20. The document then divides the Housing Market Area into three sub-market areas as follows:

- ‘Harlow and M11 corridor’ – covering Epping, North Weald, Ongar, High Ongar, Thornwood, Sheering, Epping Green, Epping Upland, Stanford Rivers and some more rural areas (and all of Harlow, most of the southern half of Uttlesford, and eastern part of East Hertfordshire);
- ‘Cheshunt and A10 corridor’ – covering Lower Nazeing, Waltham Abbey,

Sewardstone, part of Roydon and some more rural areas (and the central part of East Hertfordshire); and

- 'Loughton' – covering Loughton, Loughton Broadway, Buckhurst Hill, Chigwell, Abridge, Theydon Bois, Stapleford Abbots and some more rural areas (in Epping Forest District alone).

21. Small parts of the district look to other housing market sub-areas in Chelmsford and Brentwood, but these are not covered by the SHMA update, as to cover all of the areas would almost necessitate a county-wide SHMA. This would be too broad to be helpful, as it would potentially contain a very large number of sub-market areas.

22. The SHMA update gives information on several topics including existing housing stock, dwelling prices and affordability, the possible impacts of national policy and legislative changes, current housing need and potential future housing requirements from 2011-2033 (the period of the new Local Plan). It is important to note that, in relation to future need, the SHMA update uses 2010 official population projections, and it will require review in the light of the work by Edge Analytics referred to above. However, the SHMA update still gives helpful guidance on the likely proportion of affordable housing, and the mix of dwelling sizes, required. The following points are general. They relate to the whole of the Epping Forest District Council area.

23. **Increases in housing stock** – Council tax bands run in a range from A to H, with A being the least 'expensive' (lowest market price) and H being the most expensive. Of new homes built in Epping Forest District between 2001 and 2011, the highest proportion was in band E (22.8%). The other dominant bands in terms of new homes were D, C and F. Uttlesford District shared this trait, while Harlow and East Herts have higher proportions built at lower bands between 2001 and 2011.

24. **Dwelling prices and affordability** – between 2000 and 2012, the average price of a home in Epping Forest District increased by 116%. This is the highest of all the four authorities within the SHMA. Much of this increase of course occurred in the 'boom years' before about 2007, nonetheless, prices started to rise again from 2009. Only around 6% of the stock now sells for under £150,000, with around 60% selling for more than £250,000 - this is again the highest proportion of all four local authorities. The highest rate of house price growth has occurred in flats and the lowest in detached dwellings.

25. **The possible impacts of national policy changes** – the Welfare Reform Act of 2012 capped Local Housing Allowance rates, and set them to the 30th percentile of local rents, as opposed to the 50th percentile as it was before. From April 2013, Housing Benefit entitlement reflects family size, meaning that if extra bedrooms in a property are deemed to not be required by that family, they will not receive funding for those extra bedrooms. This means that they will either have to pay the balance of the rent themselves, or move to a smaller dwelling. There is very little information available on the impact of this as it is such a recent change. However, the consultants suggest that this could lead to many families in receipt of Housing Benefit downsizing, adult children contributing to the cost of staying at home with their parents, and in the extreme, rent arrears and possible evictions.

26. **Potential future housing requirements from 2011-2033** – the projections suggest that by 2033 there will be, compared to 2010, 8% more one person households and 3% less couple households, together with 2% more lone parent households. This pattern is common to all four local authorities. It has implications for housing as both trends suggest a need for proportionately more, and smaller, dwellings to population.

27. The dwelling number forecasts made in the SHMA update use the official governmental 2010 population projections for each district, as the new Edge Analytics work was not available

at the time of preparing the document, and was only being prepared for Epping Forest District and not the rest of the SHMA group. Planning officers suggested to the SHMA group that the figures should be reviewed using the new data, but the other three authorities are reluctant to do so as a group. This Council will thus separately review the figures for future requirements in a further update to the SHMA. However the current projections are still useful, as the proportions and types of homes, and affordability levels, are still relevant, even though the actual numbers are less current.

28. Revising the SHMA update to use the new Edge Analytics population forecasts being presented as part of this report will make the SHMA even more up to date, and will make a clear link between the population forecasting and the SHMA.

29. The report gives different figures and tenure splits relating to each of the four population forecasts. However, it should be noted that the 'Net-Nil Migration' forecast is included for information only, as net-nil migration does not reflect reality, and a net-nil migration scenario has not been supported by the Planning Inspectorate in recent Examinations. Also, the SHMA update includes a 'Former East of England Plan' forecast. This is included because at the time of the original SHMA the East of England Plan was still in place, although it should be noted that this has now been revoked.

30. The four forecasts from Figure 39 in the report are summarised below. Again it should be noted that the SHMA update uses the 2010 official population projections, and will require review in light of the new Edge Analytics population work. However, the SHMA update still gives general advice on the likely proportion of affordable housing, and dwelling size mix.

31. The SHMA update notes that the results for all of the forecasts except the 'Net-Nil Migration', are similar to those within the original SHMA in 2010 in terms of the split between market and affordable housing (of any type):

Tenure mix of housing requirement for Epping Forest District to 2033

(from Figure 39: on p33 of SHMA update report) **NB** – these figures are based on the 2010 official ONS population projections and will need to be updated using the new population forecasts from Edge Analytics – see paras 22 and 30 above.

	Tenure	Trend	Former East of England Plan	Net-Nil Migration	Jobs-led
Dwelling Numbers	Market	5,900	5,600	-300	5,400
	Intermediate Affordable / Shared Ownership	6,700	6,600	4,300	6,500
	Social Rented / Affordable Rented	4,100	4,000	2,200	3,900
	Total Housing Requirement	16,700	16,200	6,200	15,800
Percentages	Market	35.30%	34.60%	-4.80%	34.20%
	Intermediate Affordable / Shared Ownership	40.10%	40.70%	69.40%	41.10%
	Social Rented / Affordable Rented	24.60%	24.70%	35.50%	24.70%

NB - All figures rounded to the nearest 100. Figures may not sum due to rounding. All percentages are calculated based on data before rounding.

32. Three of the forecasts suggest a need for roughly 65% of new dwellings to be in some form of affordable tenure. It is very unlikely that this percentage would be viable or achievable overall, but it highlights the seriousness of the affordability gap in this district. Of the three other

authorities in the group, the same three forecasts suggested a need for approximately 45-55% affordable housing. The full SHMA update contains some sensitivity testing of the forecasts based on potential changes to dwelling prices.

33. Full viability assessment of the projections in the SHMA update will need to be covered by a future piece of work, which may need to be commissioned by the Council as a discrete piece of work, or as part of a wider Local Plan viability assessment, or as part of a joint viability study for the SHMA group.

34. Using the 'trend' projection, the document projects the likely split of dwelling size required for Epping Forest District, relating to the results above. These are summarised as percentages below. They show, unsurprisingly, given the makeup of the district's population, that affordable dwellings should generally be smaller, and market homes should be larger.

Size of housing mix requirement to 2033

(from Figure 41 on p35 of the report)

Tenure	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Market	2.7%	5.7%	66.7%	85.7%	100.0%
Intermediate Affordable / Shared Ownership	40.5%	73.6%	20.0%	7.1%	0.0%
Social Rented / Affordable Rented	56.8%	20.8%	13.3%	7.1%	0.0%
Total	100%	100%	100%	100%	100%

NB - Percentages are calculated based on rounded data in the full SHMA update. Figures may not sum due to rounding.

35. The information within the SHMA update will have to be considered alongside other evidence, such as the current housing waiting list, and Census 2011 data on occupancy, tenure and dwelling stock.

36. The consultants are also working on an annex to the SHMA update, on housing for older people. This has not yet been finalised, but will be presented to Councillors as soon as is practicable.

Resource Implications:

Preparation of this and the next SHMA update, and population work for Epping Forest District alone, form part of working towards the new Local Plan, and feature within the existing Local Plan budget.

Legal and Governance Implications:

The National Planning Policy Framework requires local authorities to 'prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries' (para. 159) and 'objectively to identify and then meet the housing, business and other development needs of [their] area' (para. 17). Not to do so risks having the new Local Plan found 'unsound', i.e. not being accepted at Examination in Public stage by the Planning Inspectorate.

Safer, Cleaner and Greener Implications:

The production of a new Local Plan, including consideration of housing need and new housing figures, will be subject to Sustainability Appraisal and Habitats Regulation Assessment throughout the process. This will ensure that environmental, social and economic impacts and issues are weighed carefully.

Consultation Undertaken:

Internal consultation has taken place with senior officers, the Interim Assistant Director, the Chief Executive and the Portfolio Holder.

Background Papers:

Population and household forecasts (for Epping Forest District only), Edge Analytics, August 2013

LCB East Sub-region Strategic Housing Market Assessment Update, Opinion Research Services, May 2013

National Planning Policy Framework, Department for Communities and Local Government, 2012 - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance (Beta), Department for Communities and Local Government, August 2013 - <http://planningguidance.planningportal.gov.uk/blog/guidance/>

Greater Essex Demographic Forecasts: Phase 4 (for local authorities in Essex plus several others), Edge Analytics, January 2013

Greater Essex Demographic Forecasts: Phase 3: Further Scenario Development (for local authorities in Essex plus several others), Edge Analytics, July 2012

Greater Essex Demographic Forecasts: Phase 2: Scenario development incorporating Phase 1: Model development (for local authorities in Essex plus several others), Edge Analytics, March 2012 - <http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/281-population-projections>

London Commuter Belt East Sub-region Strategic Housing Market Assessment, Opinion Research Services, 2010 - <http://www.eppingforestdc.gov.uk/index.php/home/file-store/category/118-strategic-housing-market-assesment>

Report to Cabinet 'Methodology for determining Objectively Assessed Housing Need' on 09/09/2013 - <http://rds.eppingforestdc.gov.uk/ieListDocuments.aspx?CId=295&MId=7394> (item 56) C-025-2013/14

Impact Assessments:

Risk Management

The National Planning Policy Framework requires local authorities '*objectively to identify and then meet the housing, business and other development needs of [their] area*' (para. 17). Both the updated population forecasting work and the updated Strategic Housing Market Assessment are key pieces of evidence in objectively assessing the need for this District. Not to assess the need robustly risks having the new Local Plan found 'unsound', i.e. not being accepted by the Planning Inspectorate. This would very likely mean that the Council would have much less control over where development took place, as planning applications for

housing would be far more likely to be granted on appeal by the Planning Inspectorate. The Local Plan features in the current Corporate Risk Register (no. 1, rating A1) and in Planning and Economic Development Directorate's Risk Register.

Equality and Diversity:

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? N/A

What equality implications were identified through the Equality Impact Assessment process?
The formation of a robust evidence base to support the Local Plan will help to form a sound new Local Plan. This should actually impact positively on equality issues, because the Local Plan will seek to meet the needs of the area over the next 20 year period, including the provision of affordable housing, and the regeneration of deprived areas. The Local Plan thus has the potential to improve the quality of life of people living, working and doing business in the district. Planning for the correct numbers and types of homes, of the correct tenure, will help to ensure that people can afford to live in the district, and have the right kind of housing available to them.

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?
The potential positive impacts listed above are not limited to any one particular group; the Local Plan has the potential to improve the quality of life of all people living, working and doing business in the district.

Due Regard Record



Name of policy or activity: To note evidence to be entered into the Local Plan evidence base.

What this record is for: By law the Council must, in the course of its service delivery and decision making, think about and see if it can eliminate unlawful discrimination, advance equality of opportunity, and foster good relations. This active consideration is known as, 'paying due regard', and it must be recorded as evidence. We pay due regard by undertaking equality analysis and using what we learn through this analysis in our service delivery and decision making. The purpose of this form is as a log of evidence of due regard.

When do I use this record? Every time you complete equality analysis on a policy or activity this record must be updated. Due regard must be paid, and therefore equality analysis undertaken, at 'formative stages' of policies and activities including proposed changes to or withdrawal of services. This record must be included as an appendix to any report to decision making bodies. Agenda Planning Groups will not accept any report which does not include evidence of due regard being paid via completion of an Equality Analysis Report.

How do I use this record: When you next undertake equality analysis open a Due Regard Record. Use it to record a summary of your analysis, including the reason for the analysis, the evidence considered, what the evidence told you about the protected groups, and the key findings from the analysis. This will be key information from Steps 1-7 of the Equality Analysis process set out in the Toolkit, and your Equality Analysis Report. This Due Regard Record is Step 8 of that process.

Date / Name	Summary of equality analysis
Sarah King 28/10/13	<ul style="list-style-type: none">• The production of new, up to date population and household forecasts is relevant to equality analysis, as they could impact on all people living, working and doing business within the district, as it will influence the new Local Plan.• Data from the 2011 Census, the new household and population forecasts which are the subject of this report, and CLG Household Projections 2011, were taken into account in the equality analysis.• This data showed that the district, compared to the national average, has more older people, less younger people, slightly more married people, slightly less single people, slightly less people with a disability or long term illness, a slightly higher maternity rate, and slightly higher proportion of white British people. It also highlighted a larger number of Gypsy Romany Traveller residents than in other areas of Essex. The district is very near to the national average in terms of the population split by gender, household composition, religion or belief, and sex.• The assessment did not highlight any negative impacts on people with the protected characteristics, as even though the updated population forecasts and Strategic Housing Market Assessment do consider things like age and household size, this is done in order to

correctly identify the needs arising from different groups, to help try to meet them, not in order to treat them in any negative way.

- The assessment found that the acceptance of the new population forecasting report and the Strategic Housing Market Assessment in to the evidence base could actually positively impact on some of the people with protected characteristics, and increase their equality of opportunity, by helping to inform decisions in the Local Plan to provide: more suitable housing for elderly people, a sustainable mix of sizes of housing for families, single people etc., more adaptable homes that would benefit disabled people, and more affordable housing for those in priority need on the Housing Waiting List. The assessment noted that future housing provision (i.e. pitches) for Gypsy Roma Traveller (GRT) people would be aided by a forthcoming Gypsy and Traveller Accommodation Assessment (GTAA) which will include more accessible consultation for GRT people, such as face to face interviews.
- The assessment found that the acceptance of the new population forecasting report and the Strategic Housing Market Assessment in to the evidence base could help to foster good relations between communities, by helping to inform decisions in the Local Plan to help provide mixed, sustainable communities in which older people, younger people, families, single people and people with disabilities can live together in suitable homes and interact.

The Local Plan will also be subject to its own Equality Impact Assessment.