
Inspector's Matters, Issues and Questions

**Hearing Session 16
9.30 Wednesday 22 November 2017**

Supplementary Questions for Matters 2 and 4

Introduction

Further to the hearing sessions relating to matters 2 and 4, a number of action points were identified [ED027 13 October 2017]. These included the following:

- The Council will prepare draft modifications to policy DS2, and a new strategic policy to cover market housing in locations not covered by policies DS2 or DS3, as described in its schedule of proposed main modifications [ED024], and consider whether policy DS3 and/or the reasoned justification needs to be clarified with regard to references to "small scale".
- The Council will consider the implications of its response to question 51A which indicates that the Plan could lead to a situation whereby there is less than a five year supply of deliverable housing sites from 2022 onwards, and potentially from 2019 onwards, based on the Council's calculation of the five year requirement. In so doing, consideration should be given to the appropriateness of the Plan's housing trajectory including in terms of how the requirement is shown as a flat rate; the high level of expected completions in the next few years; and how high levels of completions since 2011 are likely to contribute to meeting the overall requirement for the Plan period

Council's Response and Proposed Main Modifications

The Council's response to these action points was published on 10 November 2017 [ED027] along with *Housing Land Supply November 2017* [ED046] and a revised schedule of proposed main modifications [ED049]. The Council's proposed main modifications include:

Housing Supply

- Increasing the number of dwellings expected to be built on identified sources of supply from 9,822 (Table 1 of the Plan) to 10,504 based on information about completions, commitments, windfalls and capacity of

allocated sites as at 1 April 2017, and net additional planning permissions granted between 1 April and 2 November 2017.

- Amending the way in which the five year requirement will be calculated for the remainder of the plan period based on a stepped approach that takes account of past and future supply surpluses.
- Based on the above, including reference to a five year requirement on 1 April 2017 of 1,959 dwellings and a five year supply on that date of 3,145 dwellings;
- Amending the Plan's housing trajectory (Figure 1) to reflect the above.

Development Strategy

- Amending paragraph 6.3.5 with the intention of removing ambiguity about what is meant by "small scale" and thereby ensuring that policy DS3 relating to residential development in Non-Principal Settlements is effective.
- Including a new policy DS4 to cover market housing in locations outside Principal and Non-Principal Settlements.
- Including a new policy DS5 intended to ensure that at least a five year supply of deliverable sites will be available at all times during the plan period by allowing residential development on land outside, but adjoining, Development Boundaries in certain circumstances.

Chesterton Strategic Site

The Council's *Housing Land Supply November 2017* [ED046] includes a letter from Savills dated 2 November 2017 setting out a revised delivery trajectory for the Chesterton strategic site (Appendix 3). However, this still indicates that 2,350 dwellings would be built on the site by 2031 (as assumed in the Plan), and the Council maintains that will be the case and that 306 dwellings would be completed by 31 March 2022 (rather than 421 as stated in the Council's response to MIQ49A [ED020]).

Notwithstanding that, ED046 sets out 3 alternative scenarios (paragraphs 4.33-4.36 and Appendix 7): A assumes that 2,350 dwellings will be completed by 2031 in line with the revised trajectory in Appendix 3; B assumes that 78 dwellings will be built by April 2021 and thereafter 150 per year; and C assumes that 78 dwellings will be built by April 2021 and thereafter 190 per year. Each of these scenarios is then fed into the Council's revised housing trajectory and the five year supply compared against the five year requirement over the remainder of the plan period.

The Council is not proposing any main modifications to policy S2 relating to the Chesterton strategic site, and issues associated with the development of that site were discussed in earlier hearing sessions. The Inspector does not, therefore, intend to discuss the Chesterton site at the additional hearing session on 22 November.

Hearing Session Wednesday 22 November 2017

In light of the above, the Inspector will consider the following Supplementary Questions at the additional hearing session to be held on Wednesday 22 November.

Written statements, using the format set out in the Guidance Notes, must be received by the Programme Officer by **midday on Friday 17 November 2017**.

Matter 4: Housing Supply

Supply for the Plan Period

42A. Is the assumption that, by 31 March 2031, 2,897 dwellings will be built on sites that had planning permission on 1 April 2017 justified?

44A. Is the inclusion of a windfall allowance of 1,191 dwellings between 1 April 2017 and 31 March 2031 justified?

44B. Is the assumption that 343 dwellings will be built during the plan period on sites that received planning permission between 1 April 2017 and 2 November 2017 justified?

44C. Is the assumption that 574 dwellings will be built on the sites allocated in the Plan (other than the Chesterton strategic site) between 1 April 2017 and 31 March 2031 justified?

Five Year Supply on 1 April 2017

43A. Is the assumption that, by 31 March 2022, 2,503 dwellings will be built on sites that had planning permission on 1 April 2017 justified?

47A. Is the inclusion of a windfall allowance of 336 dwellings in the five year supply from 1 April 2017 justified?

Five Year Requirement

50B. Is the Council's proposed "stepped" approach to calculating the five year requirement for the remainder of the plan period, which takes account of past and future supply surpluses, justified and consistent with national policy?

Housing Trajectory

50C. Is the Council's revised housing trajectory justified and will it help to ensure that policies for the supply of housing can be effectively implemented and monitored?

Matter 2: Development Strategy

24A. Would additional policy DS5 be effective in ensuring that at least a five year supply of deliverable housing sites will be available at all times during the plan

period in a way that contributes towards the achievement of sustainable development?

23A. Is additional policy DS4 relating to proposals for market housing outside Principal Settlements and Non-Principal Settlements justified and consistent with national policy?

23B. Would the Council's proposed modification to paragraph 6.3.5 ensure that policy DS3 is effective in allowing development in Non-Principal Settlements in a way that contributes towards the achievement of sustainable development?

William Fieldhouse

Inspector

10 November 2017