

9:30am Wednesday 3 November 2021 (Day 2)

Matter 3: Supply and delivery of housing land (policies H1, H2, H3 and SSA1 to SSA4)

Agenda

Inspector's opening announcements

Whether the Local Plan has been positively prepared and whether it is justified effective and consistent with national policy in relation to its approach to housing.

Issue 1 Meeting the housing requirement

1. Does the Plan deliver the City Plan Part 1's housing requirement (for at least 13,210 new dwellings) and its timescale for delivery?
2. Is the expected contribution from windfalls, which exceeds that in the Part 1 Plan realistic and justified by evidence? What is the justification for the inclusion of small identified sites? Given the reliance on windfalls, small sites, prior approvals and estate regeneration, none of which are based on allocations in this Plan, are the assumptions made regarding supply from those sources based on robust evidence?
3. Should the submitted Plan include a housing trajectory? Should it set out the anticipated rate of development for strategic site allocations in accordance with NPPF paragraph 74?
4. What assumptions have been made in relation to delivery rates and are these justified?
5. Is there sufficient range and choice of sites allocated in the Plan in terms of location, type and size to provide adequate flexibility to meet the City Plans Part 1's housing requirement? What contingencies are in place should housing delivery fall below expectations?
6. Does the Plan provide appropriate support for entry level exception sites, suitable for first time buyers in accordance with NPPF paragraph 72? If not should it?
7. In preparing City Plan Part 1, by spreading the housing shortfall from earlier in the Plan period, the Council was able to demonstrate a 5.0 year housing land supply on adoption of that

Part 1 Plan. However, the Examining Inspector concluded that the lack of flexibility in the housing supply would require very close consideration in the preparation of this Plan. The Council has confirmed that at present it is unable to demonstrate a 5 year housing land supply. In the context of the requirement set within the City Plan Part 1, has this Plan met the expectation to increase flexibility in the Council's 5 year housing land supply position in accordance with the Examining Inspector's expectations?

Inspector's closing remarks