

AGENDA FOR HEARING SESSION 4:

Matter 4 - Housing: the supply of land for housing,
deliverability and viability

Venue: Breckland Council, Dereham Time: 09.30 Thursday 19 April

Participants:

Breckland Council

Mark Behrendt (For Home Builders Federation)

Graham Tuddenham or James Millard (For Millard Tuddenham)

Erica Whettingsteel (EJW Planning)

Cllr Pablo Dimoglou (Ward Member)

Cllr Theresa Hewett (Ward Member)

Chris Blow (For Saham Toney Parish Council)

Geoff Armstrong (For Orbit Homes 2020 Ltd)

John Long (For Ptarmigan/Attleborough Land)

Timothy Birt (For Ovington Parish Council)

Lydia Voyias (For Abel Homes)

Agenda

- 1 Introduction by Inspector.
- 2 Policy HOU 01 sets out that 15,298 new homes are needed over the Plan period. Policy HOU 02 indicates that 15,950 house could be delivered. What is the justification for planning for a supply around 4% above the Plan requirement?
- 3 Why do the projected completions in Appendix 1 Housing Trajectory of the Plan not conform to the anticipated completions in the Council's latest Housing Land Supply Statement, published July 2017 (Table on Page 9)?
- 4 Are the projected completions in the Housing Trajectory based on a realistic assessment of the likely timing of housing delivery? What evidence is there to support the completions shown for each year, and what assumptions have been made?
- 5 Are the projected completions in the Housing Trajectory based on a sound assessment of infrastructure requirements and their

deliverability?

- 6 In broad terms, is the housing development set out in Policy HOU 02 based on a sound understanding of financial viability?
- 7 How have the completions/ commitments and saved allocations for each settlement in Policy HOU 02 been calculated?
- 8 Should an allowance for dwellings coming forward under Policy HOU 05 be included in Policy HOU 02?
- 9 Should the Housing Trajectory include a 20% buffer, within the figures?
- 10 Why does the Council's latest Housing Land Supply Statement (July 2017) not use the proposed stepped trajectory set out in the Policy HOU 01?
- 11 Is the proposed stepped trajectory justified?
- 12 Is the SHMA OAN figure of 612 dpa, the most appropriate figure to consider shortfall against?
- 13 Is addressing the shortfall via the Liverpool method justified?
- 14 Will the Plan deliver a five year housing land supply on adoption?
- 15 Any Other Matters?