

## AGENDA FOR HEARING SESSION 3:

### Matter 3 - Housing: the objectively assessed need for housing and the housing requirement

Venue: Council Offices, Dereham Time: 09.30 Wednesday 18 April

#### **Participants:**

Breckland Council

Mark Behrendt (For Home Builders Federation)

Graham Tuddenham or James Millard (For Millard Tuddenham)

Chris Blow (For Saham Toney Parish Council)

Geoff Armstrong (Orbit Homes 2020 Ltd)

John Long (Ptarmigan/Attleborough Land)

Timothy Birt (Ovington Parish Council)

Lydia Voyias (Abel Homes Ltd)

#### **Agenda**

1. Introduction by Inspector.
2. Is the Objectively Assessed Need (OAN) figure of 612 dwellings per annum (dpa) as identified in the Strategic Housing Market Assessment (SHMA) justified?
3. Does the SHMA methodological approach to establishing the OAN follow the advice set out in the Planning Practice Guidance (PPG) (under the heading 'Methodology: assessing housing need')?
4. The OAN is based on applying a 10 year migration trend (2005 to 2015) to the ONS 2014-based sub-national population projections. Why is this more appropriate than the 'starting point' estimate provided by the latest Government household projections? What is the difference from the 2014 based projections?
5. An uplift has been added to the OAN to take account of concealed families and homeless households. How has the

figure of 42 dpa (approx. 1.5% uplift) been arrived at and is it justified?

6. A further uplift of 8.5% has been added to reflect market signals (to improve affordability). How has this figure been arrived at and is it justified? Is the uplift sufficient to address affordability issues?
7. Is it justified and consistent with the PPG methodology to subtract the uplift from concealed families and homeless households from the market signals uplift?
8. Does the SHMA take into account any accrued housing shortfall before 2011? If so, how?
9. Does the OAN provide enough new homes to cater for those likely to take up the new jobs expected in Breckland over the Plan period?
10. What relevance can be afforded to the Local Plan Experts Group recommendations and the Government's consultation planning for the right homes in the right places standard methodology?
11. Should the housing requirement be amended to reflect the 'City Deal', which plans for an additional 13,000 additional jobs?
12. Are Broadland, Norwich, South Norfolk seeking to meet the additional need for housing as a result of the 'City Deal' in full?
13. Any Other Matters?