

## AGENDA FOR HEARING SESSION 5:

### Matter 5 - Housing: the settlement hierarchy and spatial distribution of new housing

Venue: Breckland Council, Dereham      Time: 09.30 Wednesday 9<sup>th</sup> May

#### **Participants:**

Breckland Council

Christopher Smith (For Hopkins Homes)

James Millard (For Millard Tuddenham)

Erica Whettingsteel (EJW Planning)

Maggie Oechsle or Ian Martin (For NP4 Yaxham)

Peter Lowings (For Yaxham Parish Council)

Cllr Pablo Dimoglou (Ward Member)

Cllr Theresa Hewett (Ward Member)

Chris Blow (For Saham Toney Parish Council)

John Long (For Ptarmigan/Attleborough Land)

Craig Neilson or Joseph Hayes (For Ptarmigan/Attleborough Land)

Faye Le Bon or Roger Atterwill (For Swanton Morley Parish Council)

Timothy Birt (For Ovington Parish Council)

Lydia Voyias (For Abel Homes Ltd)

Phillip Morton (Individual)

Anthony Needham (For Dereham Town Council)

#### **Agenda**

1. Introduction by Inspector.
2. Is the proposed distribution of housing supported by the Sustainability Appraisal, and will it lead to the most sustainable pattern of housing growth?
3. Is the settlement hierarchy set out in Policy GEN 03 justified and based on robust evidence? Is each settlement in the right category?
4. Is the reliance on two large Strategic Urban Extensions to deliver 50% of the housing over the Plan period justified?
5. Is Policy GEN 05 justified and consistent with national policy?

6. Is the Percentage of Growth split across the settlement hierarchy identified in Policy HOU 02 justified and how has it been established?
7. Are the housing targets for additional dwellings in each settlement set out in Policy HOU 02 based on robust evidence? Exactly how have they been established?
8. How have the completions / commitments (2011-2017) for each settlement been identified? Is there evidence to suggest that the existing commitments will be implemented as anticipated?
9. Is the Plan positively prepared and justified, insofar that there is a reliance on windfall developments (under Policy HOU 03) coming forward to meet the housing target for some Local Service Centres?
10. What justification is there for the Plan not making provision for the identified housing target in some of the Local Service Centres (Kenninghall, Litcham, Mattishall, Necton, North Elmham and Old Buckenham)? What efforts were made by the Council to identify suitable sites?
11. Is Policy HOU 03 justified and consistent with national policy?
12. Is Policy HOU 04 justified and consistent with national policy? *(Please can the Council have particular regard to criteria 1, 2 and 3)*
13. Is Policy HOU 05 justified and consistent with national policy? *(Please can the Council have particular regard to criteria 2, 3 and 5)*
14. What are the exceptional circumstances referred to in Policy HOU 05?
15. Taking into account all of the above, overall, is the spatial distribution of housing justified?
16. Any Other Matters?