

# **STEVENAGE LOCAL PLAN STAGE 1 EXAMINATION HEARINGS**

## **AGENDA – DAY 2**

Wednesday 18 January 2017 at 10.00am

Venue: The Ibis Forum, Danestrete, Hertfordshire,  
SG1 1EJ

### **MATTER 2 – OBJECTIVELY ASSESSED NEEDS FOR HOUSING AND EMPLOYMENT LAND**

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated).
- This session will not consider detailed site-specific representations.
- The hearing will run until around 17:00 with mid-morning, lunch and mid-afternoon breaks.

1. Inspector's Opening, including legal and procedural questions
2. Questions/procedural or programming matters
3. Council's opening statement
4. Appearance by Stephen McPartland MP
5. Examination of the household projections which form the starting point for identifying the OAN
6. Is the identified objectively-assessed need (OAN) for housing of 7,600 new dwellings, as set out in policy SP7, soundly based and supported by robust and credible evidence?

In particular:

(a) Has account been taken of the 2014-based CLG Household Projections? If so what were the findings?

(b) Does the OAN appropriately consider the likelihood of past trends in migration and household formation continuing in the future?

(c) Has account been taken of migration to the borough from London and the assumptions made in the London Plan about outward migration? Should a 5 or 10 year migration rate be used?

(d) Have formation rates been suppressed by historic undersupply and issues of affordability?

(e) Does the OAN take appropriate account of 'market signals'?

(f) Is the OAN appropriately aligned with forecasts for jobs growth?

(g) Does the OAN take appropriate account of the need to ensure that the identified requirement for affordable housing is delivered?

(h) The regeneration of Stevenage is likely to attract people from outside the Borough to live there. Has this been taken account of?

i) In terms of second/vacant homes, why has the period of 2016-2036 been modelled and not 2016-2031 (the Plan period)? The percentage applied for this is also vague.

7. The soundness of proposals for the land allocations for housing set out in policy HO1 (and the case for 'omission sites') will be considered at Stage 3 of the Examination. However, on the basis of the Plan as submitted, is it realistic that they would provide for:

(a) A supply of specific deliverable sites to meet the housing requirement for five years from the point of adoption?

(b) A supply of specific, developable sites or broad locations for growth for years 6-10 from the point of adoption?

If you contend that the Plan would not provide for either (a) or (b) above (or both) could it be appropriately modified to address this?

8. The Government has recently announced a list of new garden villages and towns that it intends to support. Does this have any

implications for the Council's OAN figure and/or its housing strategy? If so, please explain how.

9. Is the Plan clear as to the identified need for additional pitches for gypsies and travellers (policy HO12) and is the identified need soundly based and supported by robust and credible evidence?
10. The soundness of individual employment sites set out in policy EC1 will be considered at Stage 3 of the Examination. However, on the basis of the Plan as submitted, is policy SP3's aim of providing at least 140,000 m<sup>2</sup> of new B-class employment floorspace over the Plan period from allocated sites for employment development soundly based and supported by robust and credible evidence?
11. How many jobs would this equate to? Should the need be expressed in job numbers in the Plan also, including the shortfall?
12. On the basis of The East of England Forecasting Model the Council accepts in the Plan that it would be prudent to plan for at least 30ha of new employment land to meet locally derived needs over the Plan period? It is clear that this is not being met by the submitted Plan. If this is to be achieved in neighbouring local authority areas are they agreeable to this and if so where is the evidence to support this? Are they able to provide for their own needs also? What stage are their local plans at?
13. Has regard been had to the impact of the likely shortfall in jobs on unsustainable travel patterns?
14. Close