

STEVENAGE LOCAL PLAN STAGE 3 EXAMINATION HEARINGS

AGENDA – DAY 1

Tuesday 21 March 2017 at 10am

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

MATTER 15 – Supply and Delivery of Housing 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).
- The hearing will run until around 5pm with a mid-morning, lunch and mid-afternoon break.

1. Inspector's Opening
2. Questions/procedural or programming matters
3. Council's opening statement
4. The majority of the proposed housing will be provided on a small number of large sites. Does the Council have a contingency Plan should one or all of these sites not deliver as expected?
5. Policy HO1 of the Plan says that 2000 homes will be provided through allocated sites in the town centre. How has this figure been arrived at for these mixed used sites and how accurate is it?
6. Paragraph 47 (bullet point 4) of the National Planning Policy Framework says that Councils should illustrate the expected rate of market and affordable housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing

how they will maintain delivery of a 5 year supply of housing land to meet their housing target. Have the Council done this? Should a housing trajectory be included in the Plan itself?

7. What are the potential sources of supply for new housing? What are the assumptions about the scale and timing of supply and rates of delivery from these sources? Are these realistic and supported by evidence?
8. The Council have adopted the 'Liverpool' method for dealing with their previous undersupply (spread over the Plan period, rather than the first 5 years). Is this the correct approach given the circumstances in Stevenage?
9. What are the implications of stepped delivery of housing (i.e. delivery of many of the planned new homes towards the end of the Plan period) on the supply and delivery of housing in the early years of the Plan?
10. What impact will this have on the 5 year supply of deliverable housing land and the delivery of affordable housing?
11. Would the Plan realistically provide for a five year supply on adoption (with the 20% buffer)? Will a five year supply be maintained?
12. How has flexibility been provided in terms of the potential supply of housing land? Is this sufficient?
13. Is there sufficient variety in terms of the location and type of site allocated?
14. In overall terms would the Plan realistically deliver the number of dwellings required over the plan period?
15. Are the allocations based on a robust assessment of infrastructure requirements and their deliverability, including expected sources of funding?
16. Is the delivery of housing likely to be affected by delays in delivery of any infrastructure structure projects?
17. Is it assumed that all sites, both commitments and allocations, will be developed during the Plan period? Are all these sites likely to be developed?
18. What account is taken of windfalls? What rate of windfall development is anticipated over the Plan period? Why has this rate been chosen?

19. What are the implications of the low rate of house building in recent years? Are there any signs that this will change? Is the housing trajectory realistic?
20. If sites are deleted from the Plan will others have to be found? If so is the Council putting forward any additional sites?
21. What are the main findings of the Viability Study? Has this work indicated that some types of site or uses are likely to be unviable? What are the implications? Is more work necessary?
22. How have site densities been determined? How rigid are these figures?
23. At what stage is an allocation considered to be implemented? Given this should any of the site allocations be taken out of the Plan?
24. What is the threshold for the inclusion of sites? Is it based on the area of the site?
25. What are the targets for the provision of affordable? What has been achieved in recent years?
26. Is the type and size of housing provided/planned meeting/likely to meet the needs of the area?
27. Close