

Huntingdonshire Local Plan Examination Hearings

Matter 12 – The supply and delivery of housing land
Tuesday 25 September 2018 9.30am

AGENDA

1. Overall supply in the plan period

a) Completions

- Completions 2011-2017
- What does this include/exclude?
- Net figure?
- Figure for 2017/18?

b) Sites with planning permission (excluding proposed site allocations with planning permission)

- Sites of 10+ dwellings with PP
 - Total figure
 - Assumptions on timing and rates of delivery
 - Need for discounting?
 - Specific concerns on individual sites?
- Sites of less than 10 dwellings with PP (aggregate figure)
 - Total figure
 - Assumptions on timing and rates of delivery
 - Discounting of 10%
 - Accuracy of figures e.g. do they include replacement dwellings?

c) Sites subject to S106

- Total figure
- Assumptions on timing and rates of delivery
- Any issues?

d) Prior approvals

- Total figure
- Assumptions on timing and rates of delivery
- Need for discounting?
- Any other issues?

e) Proposed site allocations

- With planning permission
 - Total figure for this category
 - Assumptions on timing and rates of delivery for each site and any issues with this including cumulative delivery on nearby sites
- Without planning permission
 - Total figure for this category
 - Assumptions on timing and rates of delivery for each site and any issues with this including cumulative delivery on nearby sites

f) Total supply from above

- Total figure and comparison with housing requirement
- Alternative views on total supply
- Potential other sources of supply not covered above e.g. small sites/windfalls/rural exceptions?
- Can this be quantified and what evidence supports this?
- Degree of flexibility in overall supply

2. Five year supply

- The requirement
 - Past completions compared with requirements at the time
 - Persistent under delivery?
 - Dealing with the shortfall in delivery since 2011
 - Five year requirement from April 2017 taking account of above
 - Five year requirement on adoption
- The supply
 - Five year supply as at April 2017
 - Five year supply on adoption
 - In future years
 - Alternative views on five year supply
- Staggered/stepped housing requirement
 - Is there a case e.g. to take account of large strategic allocations?
 - If so, what would be an appropriate approach in terms of the annual requirement?