

Warwick District Local Plan Examination

Hearing session for Matter 2 Overall provision for housing

**9.30am Thurs 7th May 2015 (all day)
and Fri 8th May (all day)**

AGENDA

N.B. The session on Fri 8th May will now continue until 5.00pm if necessary. However, participants for Matter 2 should also be prepared to return on Mon 11th May at 1.00pm if the session overruns.

1. Identifying housing needs

a) Population and household projections as a starting point

- What projections were used as a starting point to identify objectively assessed needs for housing (OAN)?
- What do the projections indicate?
- How do the 2012- based household projections affect the situation?

b) Position of the authorities in the Housing Market Area (HMA)

- What is the up to date position of the HMA authorities as far as the OAN for the HMA and individual authorities is concerned?
- What is this based on?

c) Evidence base

- Relationship between 2013 Joint SHMA and 2014 Addendum
- Methodologies – explanation and criticisms
- Assumptions in arriving at demographic projections
 - Population change/structure
 - Migration
 - Household size and formation rates
 - Unattributable population change – change in approach in Addendum?
 - Other factors for example past policy constraints affecting household formation?
- Economic/employment growth
 - How has economic/employment growth been factored in?
 - What assumptions are made?
 - Are these reasonable and justified?
 - How do these compare with wider strategies for employment growth?
 - What is the relationship between employment and housing growth?
 - How has employment growth affected OAN?
- Market signals and affordable housing
 - What is the evidence?
 - How has it been taken into account?
 - How has it affected OAN?

- Overall view of OAN
 - Are the figures for OAN set out in the 2014 SHMA Addendum correct, for the HMA and individual authorities?
 - If not, what should they be and on what basis?

2. Meeting housing needs

- What is the evidence concerning the ability of authorities to meet OAN?
- Will the OAN for the HMA overall be met? Will it be met for individual authorities, specifically Coventry? Will there be unmet needs, if so where and to what extent?
- How will unmet needs be addressed?
- What additional work is required and what is the timescale?
- Given the particular circumstances in this case, is the approach proposed in the Local Plan appropriate? i.e. to rely on a review of the Local Plan?
- Is the level of housing planned in the Local Plan sufficient to meet OAN? Should it be increased or decreased and if so on what basis?
- Is the approach to housing and employment growth consistent?
- What effect does the approach to meeting OAN have on the soundness of the Local Plan?
- What are the alternatives?

3. Plan period

- Should the plan period be extended beyond 2029?
- If so to when and on what basis?