

Warwick District Local Plan Examination

Hearing session for Matter 2 Overall provision for housing

**9.30am Tues 27th September 2016 (all day)
and Weds 28th September 2016 (all day)**

AGENDA

1. Identifying objectively assessed housing need

a) Overview of methodology of Sept 2015 updated SHMA

- Overview/explanation of methodology from Council
- Views from others on overall methodology

b) Evidence base, projections and assumptions used to arrive at demographic starting point – explanation from Council and views from others

- Population change
- Migration – alternative approaches and justification for them?
- Household size/household formation rates – alternative approaches and justification for them?
- Unattributable population change

c) Demographic starting point

- Overview of figures for HMA and Warwick and how arrived at
- Are these appropriate and justified?
- Alternative figures and how arrived at
- Justification for using alternative assumptions and arriving at different demographic starting point?

d) 2014 population and household projections and 2015 Mid-year population estimates

- Differences with 2012 based projections – population and households
- Effect on assessment of demographic starting point
- Particular effect on Coventry figure
- Does this justify a further review of the SHMA and assessment of housing need?

e) Economic/employment growth

- How does the Sept 2015 updated SHMA factor in economic and employment growth?
- Evidence base and assumptions
- Effect on demographic starting point figures
- Alternative approaches to employment growth and potential effect on figures?

f) Market signals and affordable housing need

- How does the Sept 2015 updated SHMA factor in market signals and affordable housing need?
- Evidence base and assumptions
- Effect on demographic starting point figures
- Alternative approaches and potential effect on figures?

g) Conclusions on OAN

- How has the demographic starting point been adjusted to arrive at OAN?
- Are the figures for OAN in the HMA and Warwick set out in the Sept 2015 updated SHMA appropriate and justified?
- Basis for alternative figures?

2. Unmet housing needs

a) Unmet need in Coventry

- Scale of unmet need and evidence base
- Basis for distribution of housing across HMA and extent to which each authority will accommodate unmet need from Coventry
- Is this justified and appropriate?
- Background to Memorandum of Understanding (MOU), status and updated situation regarding agreement
- Practical implications of MOU in terms of plan preparation and housing provision
- How is it being implemented in terms of existing and emerging plans?
- Position of Nuneaton and Bedworth Borough Council and implications for MOU?
- How would lack of agreement/lower provision in Nuneaton and Bedworth be dealt with?

b) Unmet need in Birmingham

- Updated situation regarding Development Plan
- Scale of unmet need and implications for Coventry and Warwickshire
- Has this been taken into account in the MOU and adopted/emerging plans, if so how?
- Is there a need to increase housing provision in Warwick as a result? Is there a "knock on" effect?

3. Housing provision in the Local Plan

- Confirmation of Council's position i.e. 932 dwellings per annum
- Is this appropriate and justified? Would it meet OAN for Warwick and make an appropriate contribution to unmet needs in Coventry?
- Implications of this level of housing on
 - Population growth
 - Migration
 - Employment/economic growth and commuting patterns
 - Infrastructure requirements

- Is the overall level of housing development proposed realistic? How does it compare with past rates of development? Is there capacity in the housing market and building industry?
- Alternative views on level of housing provision. Should it be lower or higher, if so on what basis?

4. Approach to review of the Local Plan

- Council's suggested modification to Policy DS20 – explanation and implications
- Is this effective and justified?