

Warwick District Local Plan Examination

Hearing session for Matter 3 The supply and delivery of housing land

**9.30am Tues 29th November 2016 (all day) and
Weds 30th November 2016 (all day)**

AGENDA

N.B. The discussion will be based on the Council's Housing Trajectory set out in the Housing Supply Topic Paper (HO27PM) as updated by the Council in November 2016.

1. Completions to date in plan period

- Actual recorded completions 2011/12 to 2015/16
- Estimated completions 2016/17
- Class C2 uses and student accommodation and effect on completions/permissions counted – inclusion in requirements?

2. Sources of supply in rest of plan period

- **Planning permissions**
 - Total permissions as of 1/4/16
 - Permissions granted April/May 2016
 - Any permissions subject to S106 agreements being signed?
 - Standard assumptions about timing of delivery/lead in times
 - Standard assumptions about annual rate of delivery from sites
 - Potential competition between sites in close proximity
 - Overall how are large sites dealt with in trajectory in terms of lead in times and delivery rates?
 - Trajectories for individual sites of 10 or more dwellings (see App 1b of Housing Trajectory updated)
 - Any lapsed permissions?
 - Sites of less than 10 dwellings – global figure and assumptions on delivery timing
 - Any lapsed permissions?
 - Need to discount total number of dwellings?
- **Proposed site allocations without planning permission (submitted Plan and Council's suggested modifications)**
 - Standard assumptions about timing of delivery/lead in times
 - Standard assumptions about annual rate of delivery from sites
 - Potential competition between sites in close proximity
 - Trajectories for individual sites
 - a) Submitted Plan brownfield sites
 - b) Submitted Plan greenfield sites
 - c) Villages
 - d) Suggested modifications new sites

- **Canalside and employment regeneration areas**
 - Estimated capacity of sites
 - Background/status
 - Trajectories for individual sites

- **Small SHLAA sites**
 - Definition i.e. what included/excluded
 - Estimated capacity of sites
 - Discounting of 10%
 - Trajectories for individual sites

- **Windfalls**
 - Sources of windfalls
 - Past trends
 - Projected future supply and assumptions used
 - Avoiding double counting with SHLAA sites and existing planning permissions

3. Overall supply in plan period

- Council's up to date position
- Comparison with requirements
- Degree of flexibility
- Overview of supply in plan period

4. Five year supply

- Shortfall in delivery since 2011
- Has there been persistent under delivery?
- What is the five year requirement? How is it calculated? What base date should be used?
- Should there be a staggered annual housing requirement with a lower initial annual figure rising as the plan period progresses? If so, what figures should be used and for what time periods? What effect would this have?
- Five year supply at adoption / further ahead?
- Overview of five year supply