

SOUTH DOWNS LOCAL PLAN EXAMINATION

Hearing – Day 2

Wednesday 14 November 2018

South Downs Centre, Midhurst

10.00 am

Matter 4 – Overall Housing Need and Supply

AGENDA

General Notes

- i This agenda is provisional and flexible.*
- ii It is not intended to repeat introductory matters covered in the Guidance and Draft Matters and Issues [INSPS3-4] but to proceed as quickly as possible to the substance of the Agenda.*
- iii Participants, including the SDNPA, named in [italic square brackets] may be invited to open the item concerned but this is optional.*
- iv Settlement- and Site-specific issues will only be discussed under Matter10-11.*
- v Where Main Modifications are proposed by the NPA these may be discussed as appropriate.*

Matter 4 – Overall Housing Need and Supply

Participants

048 – Bohunt Manor Community Action Group
 143 – WYG and Andrew Caeser-Gordon obo Residents Action Group
 154 – Home Builders Federation [HBF]
 165 – Savills obo Cala Homes
 212 – Anna Dale - Harris
 224 – Southern Planning Practice Ltd obo Newton Valence Farm[NVF]
 230 – Southern Planning Practice Ltd obo Buriton Estates
 232 – Southern Planning Practice Ltd obo Deansmoor Properties Ltd.
 242 – HMPC Ltd. Obo Stedham Sawmill Landowners [SSL]
 245 – CPRE Sussex
 246 – Jonathan Kamm
 251 – Troy Planning & Design obo Landowners at Pulens Lane
 257 – WYG obo Paul Cole
 290 – Boyer Planning obo Wates Developments Ltd. [WDL}
 307 – Sussex Wildlife Trust obo Sussex, Hampshire & IOW Trusts
 312 – Coldwaltham Meadow Conservation
 391 – Cllr Keith Budden(East Hampshire District Council)
 397 – Claremont Planning obo EPV (East Sussex) Ltd. [EPV]
 403 – Greatham Parish Council
 442 – Gillings Planning obo Mr C Hoben
 456 – Oliver Rook
 569 – HMPC Ltd. Obo The Goodwood Estate Company Ltd.[GEC]

Notes:

The provision of new housing accounts for the largest proportion of development need within the SDNP.

By virtue of the exception provided by footnote 9 to the applicable NPPF of 2012, the requirement of paragraph 14 to grant permission for development where relevant policies are out of date does not apply in the SDNP, even if the NPA

cannot demonstrate a five-year supply of deliverable housing sites, in terms of paragraphs 47 and 49.

However, the requirement of paragraph 47 to identify the full objectively assessed need (OAN) for market and affordable housing in the housing market area still applies.

It is accordingly necessary for the NPA to have first determined the OAN before assessing the development capacity of the SDNP to meet identified market and affordable housing needs and then establishing where and how any unmet need will be met outside the SDNP.

In qualitative terms, the evidence base of the Plan is predicated upon the SDNP not meeting its OAN for housing.

However, it is for this Examination to assess quantitatively the following issues:

- a. Are the OAN figures of 447 dwellings per annum (dpa) (8,493 total) and 293dpa affordable, established by the HEDNA, justified by robust evidence drawn from appropriate housing market areas (HMAs)? *[NVF]*
- b. Is the landscape-led assessment of development capacity and the housing requirement of 250dpa (4,750 total) set by the Plan justified by robust evidence? *[HBF]*
- c. Is the choice of housing sites allocated in the Plan justified by robust evidence and selection methodology? *[SSL]*
- d. Is the distribution and amount of housing sites between settlements justified by robust evidence? *[WDL]*
- e. Is there robust evidence that the portion of the existing housing land supply of the SDNP from sites already permitted but yet to be built out will be delivered?
- f. Are the housing sites allocated by the Plan deliverable to an appropriate trajectory within the Plan period to meet the requirement of 250dpa? *[GEC]*
- g. Is there robust evidence that the unmet housing need of the SDNP will be met by neighbouring authorities, Local Plans and Neighbourhood Plans? *[EPV]*
- h. Does the Plan make appropriate provision for accommodation for Gypsies and Traveller and Travelling Showpeople, based on robust evidence of need and available sites?
- i. Main Modifications proposed by the NPA - *if not covered in connection with the foregoing issues.*