

North Norfolk Local Plan Examination: Matter 3 Agenda

Wednesday 24 January at 9.30 am or after Matter 2 finished

Matter 3: Delivering Sufficient Homes (Policy HOU1)

Issue: Whether the plan is justified, positively prepared and consistent with national policy in relation to the overall provision of housing.

Holiday & Second Homes

Attention is drawn to Document E4 and paragraphs 3.1.1- 3.1.11 of the Council's Matter 3 statement.

1. The issue of second and holiday homes and their effect on the 'affordability ratio' used to assess housing needs.
2. Would occupancy restrictions be justified on new market housing in some areas or some circumstances? Should this be left to neighbourhood plans?
3. Should a policy be included in the plan on the basis that controls on the change of use to second or holiday homes may be introduced in future, or should this be left to a future review and/or neighbourhood plans?

Elderly Persons Accommodation and Policy HOU1

4. Clarification of the 1.5:1 ratio and how it is to be used in relation to Use Class C2 and C3 accommodation. What does 'accounting purposes' mean?
5. Policy HOU1, the key policy which sets the housing requirement for the plan period and the components of planned supply, includes a separate column for specialist elderly persons accommodation delivered on allocated sites at an assumed ratio of 1.5:1 although the previous column (wrongly?) states it includes such accommodation. What purpose does this extra column serve and should they be combined for clarity?

Establishing the District's Housing Need Figure

Attention is drawn to the Inspector's initial questions in a letter dated 26 June 2023 (EXAM 002) and the Council's substantive reply with updated housing monitoring information dated 27 September 2023 (EXAM 006). **The updated housing monitoring information as at April 2023 should be used in the hearing discussions.**

6. What are the problems with the 2014 based household projections in North Norfolk that might make them an unreliable basis for planning future household growth. What is Unidentified Population Change and has it been corrected in later projections?
7. Do the problems amount to exceptional circumstances? How seriously is North Norfolk affected compared to other authorities? What precedents are there for local plans not using the standard method?
8. How much weight, if any, should be given to the reasoning behind Section 78 appeal decisions which support the Council's approach? Which decisions are relevant?

9. If there are exceptional circumstances, is the Council's bespoke variation to the standard method for calculating local housing need, using the 2016 based household projections and arriving at a figure of 480 dwellings per annum (dpa), 9,600 dwellings over a 20 year plan period, justified and consistent with national policy? Is it based on realistic assumptions of demographic growth?
10. If there are exceptional circumstances, should the latest 2018 based projections be used rather than 2016 ones? If not why not?
11. If the Council's position is not accepted and the 2014 based projections are used, on what ten year period should the calculation be based, what affordability uplift should be used and how should this relate to the start of the plan period?

Establishing the District's Housing Requirement Figure

12. Would it be appropriate to increase the housing need figure for the district to take account of economic growth strategies, infrastructure improvements, to address the need for more affordable housing or to provide for the unmet needs of neighbouring local authorities?
13. Are there national policies that protect areas or assets of particular importance in the district that provide a strong reason for reducing the overall provision of housing in the plan below the housing need figure (NPPF paragraph 11b)? If so, is this conclusion supported by the Housing Land Availability Assessment, and have discussions taken place with neighbouring authorities to seek to address the unmet needs?

Establishing the Plan's Housing Provision Figure

14. Given the local housing requirement figure for the plan period, however assessed, what level of housing provision should be made in the plan to take account of unforeseen circumstances such as allocations or planning permissions not being implemented, or completions on allocated sites being slower than currently anticipated?

Matter 3 questions which could also be dealt with under Matter 7

15. Should the number of dwellings with deliverable planning permission at 31.3.23 in Policy HOU1 be reduced to take account of potential non-implementation? If so, by how much?
16. How has the contribution of future windfall sites been calculated? What is the evidence for the past level of delivery from windfall sites? Should the past contribution be discounted by 50% (paragraph 7.1.7) or some other figure? Why?