

North Norfolk Local Plan Examination: Matter 4 Agenda

Wednesday 24 January not before 2pm
More time available on 15 February if necessary

Matter 4: Delivering the Right Mix of Housing (Policy HOU2)

Issue: Whether the policies of the plan are justified, effective, positively prepared and consistent with national policy to deliver the right mix of housing.

General

1. The table format of the policy. Would separate policies be clearer?
2. Flexibility to take account of individual settlements needs and/or viability

Affordable Housing

3. Is the need for about 2,000 affordable homes over the plan period (paragraph 7.1.5) justified by the evidence, what types are required within this total and would the policies of the plan ensure satisfactory delivery?
4. Clarification of the operation of the policy. Is it unambiguous?
5. Justification for the 15% and 35% affordable housing zones. Is the boundary between them clear cut? Has the effect on viability been properly assessed?
6. How does this policy compare to the existing policy for the provision of affordable housing on large sites?
7. Justification for the affordable housing mix and the conflict with national policy for First Homes
8. Would it be clearer to have a separate line in the table for sites of 6-10 in the designated rural area?
9. How would the alternative to on-site provision of a financial contribution on sites of 6-10 dwellings be assessed?

Market Housing Mix

10. Is the required market housing mix on sites of 6 or more dwellings – not less than 50% two or three-bedroom properties in a mix comprising approx. 20% two-bed and 80% three-bed – justified by evidence of local need and has its effect on viability been properly assessed? Does this allow sufficient flexibility to meet locally specific needs and as needs change over time?

Custom & Self Build Housing

11. Is the requirement on sites of 26 dwellings/4 ha or more for at least one serviced self-build plot or 2% of the number of units (whichever is the greater) justified by the evidence, including the number of applicants on the Council's self-build register? How

would the requirement operate in practice to be sensitive to demand in any particular settlement over time and if the sites are not taken up? Is the policy clear enough?

Specialist Elderly/Care Provision

12. Is the requirement on sites of 151 dwellings or more for a minimum of 60 specialist elderly/care units and 40 units for each additional 250 dwellings thereafter justified by evidence of local need and has its effect on viability been properly assessed? Are these sized schemes appropriate, does this allow sufficient flexibility to meet locally specific needs and would the sites be appropriately located in all cases? Has this policy been carried through consistently in the proposed allocations in the plan?
13. What contribution would the site allocations make towards addressing the need for specialist elderly/care units in North Norfolk? What is the overall level of need for the different types of provision and how would the remainder be delivered? Should the requirement on large housing sites, perhaps greenfield in nature and peripheral to a settlement, be supplemented by a supportive policy for such development on more centrally located, brownfield sites? Would this assist provision in settlements without large housing sites?
14. Would a policy along the lines proposed by Bidwells in paras 2.9 & 2.10 of their two Matter 4 statements be more justified and effective?