

**DERBY CITY LOCAL PLAN PART 1: CORE STRATEGY
AGENDA FOR PUBLIC EXAMINATION HEARING**

**Wednesday 27th April 2016 10:00
Derby QUAD, Market Place, Derby, DE1 3AS**

AGENDA

10:00 Matter 2ii: Housing (Policy CP6)

Participants for this session:

Name	Representing
Mr Steven Lee	Derby City Council
Mr Ian Woodhead /Mr Jonathan Pheasant	Derby City Council
Mr Nicholas Mills	NLP for Commercial Estates Group
Ms Sue Green	Home Builders Federation
Mr Robert Hepwood	Clowes Developments (UK) Ltd
Mr Paul Stone	Signet Planning for Peveril Homes Limited and William Davis Limited
Mr Ed Barrett & Mr Martyn Pask	Turley for Radleigh Group Ltd
Mr Chris Lindley	DPDS for The Poyser Family
Mr John Acres	Acres Land & Planning for British & Continental Co Ltd

Main issue 2ii - Whether the Local Plan would assist in boosting significantly the supply of housing in terms of both a 5-year housing land supply and sufficient sites to achieve the plan requirement

- a) Does the Local Plan assist in providing a continuous supply of specific deliverable sites sufficient to provide 5 years worth of housing against the housing requirement with an appropriate buffer? Are the sites identified by the Council viable, are they available now, do they offer a suitable location for development now and are they achievable with a realistic prospect that housing will be delivered within 5 years?
 - Any updates on completions/position on sites
 - Individual site assumptions
- b) Is there evidence of persistent under delivery of housing that would justify the buffer being 20% as proposed? (to include consideration of whether the buffer should apply to the shortfall)
- c) Should any past shortfall in new housing in the early part of the plan period be addressed in the 5-year housing land supply or be spread over the plan period as a whole?
- d) Have appropriate assumptions been made about the contribution of windfall sites to the 5-year housing land supply?
- e) Has appropriate allowance been made for some current planning permissions to lapse when calculating the 5-year housing land supply?

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- f) Is the Local Plan likely to result in an appropriate supply of specific deliverable sites or broad locations for growth in the plan period beyond 5 years? Are the sites in a suitable location with a reasonable prospect that they are available and could be viably developed at the point envisaged?
- g) Does the housing trajectory provide an appropriate illustration of the expected rate of housing delivery for the plan period?
- h) Is there a clear housing implementation strategy for the full range of housing, describing how the Council will maintain delivery of a 5-year supply of housing land to meet the housing target?
- i) Is the intention for non-strategic housing allocations to be a matter for the Part 2 Local Plan justified? Is the allowance for this of 1,294 dwellings justified? How does it relate to the separate assumption about windfall sites? Is there reasonable certainty that the Part 2 Local Plan will be able to deliver the sites required?