

EXAMINATION INTO THE HAVERING LOCAL PLAN

MATTER 3 AGENDA

Housing Need / Supply

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and additional evidence) produced by the Authority and other parties in respect of the matters addressed at this session. These are available on the examination website.
- The Authority should consider, prior to the hearings, what modifications could be proposed if it were to conclude that the soundness of the Plan would be compromised by the matters discussed at the hearing session.
- Further changes to the agenda are feasible prior to the hearing.

IN RESPONSE TO THE COUNCIL'S STATEMENT IN RELATION TO A STEPPED APPROACH TO SUPPLY, THE INSPECTOR HAS ADDED QUESTION 3 TO BE DISCUSSED AT THE HEARING.

Housing requirement (Policy 3)

1. Should housing need be assessed on a London-wide basis or within the Outer North East London housing market area?
2. Is the minimum housing target of 17,550 dwellings justified having regard to the aim in the London Plan to 'close the gap' to objectively assessed need?
 - CLG Household Projections
 - Outer NE London SHMA 2016 & SHMA update
 - London Housing SPG target for Havering
3. Has the Council considered a stepped housing requirement over the Plan period? If this approach would be justified what would the initial requirement be, what period would this apply to, what would the requirement rise to and over what period? Would this approach be in conformity with the London Plan?

Housing supply

Plan Period

4. Does the Council's Housing Position Statement (March 18) (HPS) constitute the housing implementation strategy required by paragraph 47 of the Framework? Is this robust?
5. There appears to be a discrepancy between the information relating to sources of supply in the HPS (section 5.1) and the Housing Trajectory submitted on 3 August 18. What is the explanation for this?

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6. What is the estimated total supply of new housing in the Plan period 2016-2031? How does this compare with the housing target for the Plan period?
 - Supply identified in Policy 1, paragraph 7.1.7 and Table 1 of the Plan
 - Housing Position Statement (HPS)
 - Housing Trajectory for Plan period
7. Examination of the sources of supply from the trajectory / HPS
 - How robust are the sources?
 - Should there be discounting of sites with planning permission / pre-application sites / applications to be determined?
 - Are densities suitable?
 - Are the sites deliverable and developable in accordance with paragraph 47 of the National Planning Policy Framework?
8. Have all sources of supply been explored? What steps has the Council taken to demonstrate that this is the case?
9. How will the Plan take on board any altered housing targets from the Draft London Plan once adopted?

5 yr Housing Land Supply

10. What is the delivery against target situation at the beginning of the Plan period in 2016?
11. Has there been persistent under delivery of housing? Is a 20% buffer justified?
12. In the HPS, the Council has added the 20% buffer to the housing land supply prior to adding the shortfall in delivery. What is the justification for this approach?
13. Discussion on the requirement for a five year supply accommodating the shortfall since 2016 and including a buffer as set out in Table 4 of the Council's statement.
14. How does this compare with the supply over that period?
15. How should the shortfall in delivery since 2016 be dealt with? Should the 'Liverpool' or 'Sedgefield' approach be used?
16. How would the requirement identified in Table 5 of the Council's statement compare with the identified supply over that period?
17. Is it appropriate to have a stepped approach to housing supply over a period of 10 years?

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18. The latest information dated 3 August 18 suggests that there will be a 5 year supply on adoption of the Plan. What is the situation if the shortfall in delivery from the start of the Plan period is included? What is the justification for excluding the shortfall from the figures?
19. How would the supply of housing sites be monitored and managed?