

Hearing Session 3

Housing Provision, Supply, Affordability and Gypsy and Traveller accommodation

18th and 19th July 2018 at 9:30 am

AGENDA

1. Introduction

2. Procedural Matters

Matter 3: Is the objectively-assessed need for housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?

Objectively-Assessed Need for Housing

3.1. Have the Housing and Economic Development Needs Assessments (HEDNA 2, HEDNA3, and HEDNA 5) been positively prepared and are their conclusions in respect of housing soundly based and justified?

3.2. Is the objectively-assessed need for housing (OAN) of 13,200 additional dwellings over the plan period (660 dwellings per annum) based on robust and up-to-date evidence?

3.3. In order to meet the OAN for housing Policy CP4 (Delivering Homes) indicates that land will be allocated for 10,925 dwellings (550 per annum) to be constructed in Wycombe over the Plan period. How and where will the remaining 2,275 dwellings be delivered?

3.4. Will there be a 5 year supply of housing for the duration of the Plan period, how has this been calculated and is the delivery profile realistic?

Housing Supply

3.5. Is the make-up of the housing supply justified and supported by robust evidence?

3.6. Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?

3.7. Will the Plan be an effective mechanism for delivering the housing requirements contained in Policy CP4?

a) Are the site allocations available and deliverable within the anticipated timescales?

b) Should the Plan include a policy for the phased release of land for housing?

3.8. Will Policy DM22 (Housing Mix) be an effective mechanism for delivering an appropriate mix of housing types, sizes and tenures?

3.9. Will Policy DM21 (Location of New housing) and Policy DM27 (Housing for Rural workers) provide an appropriate framework for managing the location of new housing development?

Other Housing Policies

3.10. Will Policy DM23 (other residential uses) provide an effective mechanism for assessing proposals for hotels and houses in multiple occupation?

3.11. Do Policies DM36 (Extensions and alterations to existing dwellings), DM37 (Internal space standards) and DM41 (Optional technical standards for building regulation approval) provide an appropriate mechanism for the design of new, extended and altered dwellings.

3.12. How will the need for specialist housing contained in Policy CP4 be met?

Affordable Housing

3.13. Have the Housing and Economic Development Needs Assessments (HEDNA 2, HEDNA3, and HEDNA 5) been positively prepared and are their conclusions in respect of affordable housing soundly based and justified?

3.14. Are the affordable housing requirements identified in Policy DM24 (Affordable Housing) deliverable and justified by robust viable evidence? And how will the affordable housing need of 3,100 dwellings be met?

3.15. Does Policy DM25 (Rural Exceptions Affordable Housing) provide a clear and consistent framework for securing affordable housing on rural exception sites?

Gypsies and Travellers

3.16. Is the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GT1) soundly based and are its conclusions justified?

a) How and where will the requirement for 7 pitches for Travellers and 3 plots for Travelling Showpeople be met?

3.17. Does Policy DM26 (Criteria for Traveller sites) provide a clear and consistent framework for assessing proposals for additional Gypsy and Travellers sites?

Any other matters.