

New Forest District (outside the National Park) Local Plan-Part 1:

Planning Strategy

Examination Hearings

Matter 4 – Objectively Assessed Need and the Housing Requirement

Tuesday 4 June 2019 9.30

AGENDA

Inspectors – Caroline Mulloy and Kevin Ward

1. Geographical Scope of OAN report 2017

- Justification for not assessing need on HMA wide basis

2. Demographic starting point

- Issues with 2014 based population/household projections
- Justification for the alternative approach used i.e. 10 year population trend
- Assumptions on migration
- Assumptions on household growth
- Household formation rates
- Overall justification for demographic starting point
- Figures if using 2014 based household projections
- Figures if using 2016 based household projections
- Implications of 2019 update (HOU1a)

3. Economic/jobs growth

- Evidence in terms of economic/jobs growth and working age/economically active population
- Whether economic/jobs growth forecasts should be factored into the calculation of the OAN and justification for approach used.
- Consistency of approach in terms of housing requirement and provision of employment land and growth

4. Market signals

- Data on market signals and trends
- Basis for 15% uplift and the implications of 2019 update (HOU01a)

5. Affordable housing

- Should the OAN/housing requirement be increased to assist delivering more affordable housing?
- Does the 15% uplift address this issue sufficiently?
- What role do policy mechanisms in the Local Plan play in delivering increased proportion of affordable housing?

6. Overview of OAN

- Is the OAN for the study area and specifically the District (outside the National Park) area justified?

- Is there a basis to arrive at a different figure and if so, what?

7. Should the housing requirement be increased to address the unmet need in the National Park

8. Phased approach to annual average housing requirement

- Is the approach justified?
- Specific phasing periods and requirements.