CHESTERFIELD LOCAL PLAN: EXAMINATION

Matter 6: Housing Land Supply & Trajectory

HEARING AGENDA

Tuesday 5 November 2019, starting at 2pm

Participants:
Home Builders Federation
Pegasus for William Davis Ltd
John Church Planning Consultancy Ltd (for Brampton Manor)
PDG Ltd for Chatsworth Settlement Trustees

Key Documents/References:
Housing Topic Paper [TP1]
Five Year Supply Position – April 2019 [EX.CBC.002]
Housing Trajectory v2 for Matter 5 [EX.CBC.025]
Statement of Common Ground with William Davis Ltd [SCG.10]
Housing Site Statements [EX.CBC.022]

Agenda

1. Summary of updates to housing trajectory and contextual information including a proposed modification to apply an objectively assessed need of 240dpa 2018/19 – 2034/35.

See also Inspectors Questions 6.1, 6.3 and 6.8

2. Completions
   (i) Methodology for monitoring completions
   (ii) Recent trends in completions (2011-2019) and recent Housing Delivery Test (HDT) Results

See also Inspectors Questions 6.2, 6.4

3. A deliverable supply on plan adoption
   (i) Specific sites sufficient to provide a minimum of five years’ worth of housing, including trajectories of key sites.
   (ii) Key assumptions on delivery (lead-in times; infrastructure interdependencies / funding; number of developers and annual output per site) and clear evidence to support this (particularly
where allocated sites / sites with outline planning permission are forecast to provide completions in next five years).

(iii) 10% on small/medium sites (NPPF paragraph 68(a))
(iv) Appropriate buffer (NPPF paragraph 73 (a)-(c)
(v) Lapse rates
(vi) Windfall allowance (NPPF paragraph 70)
(vii) Local Plan synergy with the action plan prepared under the HDT (NPPF paragraph 75)

See also Inspectors Questions 6.6, 6.7, 6.9

4. How the Plan will ensure a developable supply (years 6-15)

5. Level of flexibility in the supply to respond to changes in circumstances

See also Inspectors Question 6.5

6. Significantly boosting supply over next five years
   (i) Ability of the market to sustain/absorb significant delivery
   (ii) De-risking early delivery on key sites (the LPA identifies a reliance on sites H34, SS6 and H35 in the first five years)
   (iii) Other initiatives / mechanisms to support housing delivery

See also Inspectors Question 6.4

7. Review mechanisms (see Inspector Q6.12)

8. Summary of potential main modifications including housing trajectory to be included in Plan and any additional text to explain/interpret the trajectory.

David Spencer & Bryn Bowker
Inspectors.