Participants:
Home Builders Federation
Persimmon Homes
Cathmal Ltd
Midlands Land Portfolio Ltd
Gladman Developments Ltd

Key Documents/References:
Housing Topic Paper [TP1]
Housing Market Area Statement of Common Ground [SCG1]
North Derbyshire & Bassetlaw OAN Update 2017 [EV26]
NPPF 2019 paragraphs 59-66
Planning Practice Guidance – Housing and Economic Needs Assessment (Updated 22 July 2019)

Agenda
See also Inspector’s Matter 3 questions 3.1 – 3.11

1. Starting Point/basis for determining housing need
   (i) The SHMA (OAN) at 265dpa or the standard methodology LHN at 241dpa
   (ii) Strategic cross-boundary implications of using LHN
   (iii) Whether exceptional circumstances exist (NPPF para 60 & PPG paragraph 2a-015-20190220) to justify using the SHMAs OAN

2. The soundness of the SHMAs Objectively Assessed Need
   (i) The demographic starting point and the validity of adjustments for 10 year migration and household formation rates
   (ii) Ensuring sufficient homes to support the local economy
   
   - Sheffield City Region LEP Strategic Economic Plan – 70,000 net new jobs
   - The prospect / prudence of a higher “growth scenario”
   - Ability of the submitted plan not to constrain the reasonable economic potential of the area
3. Other adjustments to housing need?
   (i) Unmet need?
   (ii) Housing needs of particular groups
   (iii) Concluding submissions on what should comprise the Objectively Assessed Housing Need

4. Plan Period
   (i) Start of plan period
   (ii) Implications of extending the plan period to 2035 to ensure a minimum 15 year period from plan adoption

5. Housing Requirement
   (i) Minimum housing requirement over the plan period – is it the same as the OAN?

David Spencer & Bryn Bowker
Inspectors.