

Hartlepool Local Plan

Examination Hearings

Matter 3: Housing Needs

Wednesday 27 September 2017 – 9.30am

Participants:

Hartlepool Borough Council
Home Builders Federation
CPRE
Mr Tones
Cecil M Yuill Ltd
Wynyard Park
Tunstall Homes
Taylor Wimpey
Park Residents Association
Fred Hallums
Persimmon Homes
Hartlepool Civic Society

Key documents/references:

HLP06/1 Strategic Housing Market Assessment (SHMA) Addendum 2016
HLP06/2 SHMA 2015
HLP06/4 Strategic Housing Land Availability Assessment
HLP07/24 Tees Valley Strategic Economic Plan
EX/HBC/24 Housing and Employment Growth Topic Paper
EX/HBC/57 Five Year Housing Land Supply
EX/HBC/62 Demolitions and Replacements Evidence Paper
Planning Practice Guidance – Section 2a 'Housing and Economic Development Needs Assessments'. Last updated March 2015

Agenda

1. Preliminaries

- (i) Current Government consultation document "Planning for the right homes in the right places" (including proposed standard methodology on Objectively Assessed Need (OAN)) and implications, if any, for the current examination.
- (ii) Brief introduction / overview of the approach taken by the Council (Arc4) on establishing the OAN and then the various

- policy factors which have informed a higher housing requirement.
- (iii) Statistical robustness of the SHMA questionnaire response rate

2. Housing Market Area

See Inspector's Matter 3 question 1.

3. Establishing the full Objectively Assessed Need

- (a) Demographic starting point & adjustments where necessary

See Inspector's Matter 3 questions 2-4.

- (b) Past Delivery (backlog) & Market Signals

See Inspector's Matter 3 questions 5-7 & 12. Additionally the Inspector wishes to discuss:

- (i) Are issues around a backlog in delivery reflected in the evidence on market signals? What is the basis for adding a backlog from an old plan in the context of a new need?
- (c) Alignment to future jobs

See Inspector's Matter 3 questions 8-11. Additionally the Inspector wishes to discuss:

- (i) Is the 290 jobs per annum from the Strategic Economic Plan (SEP) realistic and aspirational?
 - (ii) Is the assumed 70/15/15 split to support future jobs in Hartlepool recognised within the Tees Valley? Are other authorities assuming an export of workforce to support Hartlepool's economy? Is Hartlepool's future jobs growth proportionate to neighbours within the Tees Valley Combined Authority area?
 - (iii) Reasonableness of assumptions on Economic Activity Rates – reducing unemployment and residents working longer
 - (iv) Reasonableness of assumptions on commuting
 - (v) Soundness of SHMA outputs on additional homes to support 290 jobs per annum (SEP) compared to 100 jobs per annum (ELR)
- (d) Summary points on alternative OAN for the Borough

4. Translating need into a housing requirement (Policy & Supply)

(a) Adjustments for affordable housing need

See Inspector's Matter 3 questions 14-15. Additionally the Inspector wishes to discuss:

- (i) Is the uplift conflated with market signals/affordability? What is the primary purpose of the buffer?
- (ii) Will the 20% buffer provide tangible flexibility and can the market deliver it? Would it result in an oversupply of development land, with sites remaining vacant?
- (iii) Will the 20% uplift make a meaningful contribution to affordable housing provision?

(b) Adjustment for replacement of demolitions

See Inspector's Matter 3 question 16. Additionally the Inspector wishes to discuss:

- (i) Is there an element of double-counting in relation to correlation of demolitions and long term vacant dwellings?
- (ii) Is the 50% replacement rate reasonable and how should it be ascribed in terms of the housing requirement?

(c) Other policy objectives

See Inspector's Matter 3 question 20. Additionally the Inspector wishes to discuss:

- (i) Housing needs of the elderly in terms of evidence from the SHMA for (1) demand for accommodation that allows for/supports independent living (Use Class C3) and (2) higher dependency accommodation (such as nursing homes) and whether the Plan's approach is adequate?

(d) Summary points on alternative housing requirement

See Inspector's Matter 3 questions 17-19

Session ends.