



South East Lincolnshire
Joint Strategic Planning Committee

SOUTH EAST LINCOLNSHIRE LOCAL PLAN EXAMINATION

Tuesday 28 November 2017
Day 9

Venue: Boston Borough Council at 10.00 am

A G E N D A

Morning Hearing Session

1. **Matter 1: Housing Requirements and Matter 8: Housing Land Supply**
 - **All Housing Matters from Week 1 (as set out in the Homework Document (*attached*) including Papers on Windfall Allowance (ED025) and Housing Trajectories (ED034)**

2. **Any Other Business**

Participants:

South East Lincolnshire Joint Strategic Planning Committee

Tim Waller, Waller Planning Representing Ashley King Developments

Alex Roberts, DLP Planning representing Mr R Hardy and Richard Hardy

Michael Braithwaite, Robert Doughty Consultancy representing Various Clients

Sue Green, Home Builders Federation

Alister Hume, Hume Planning representing Broadgate Homes and Broadgate Builders (Spalding) Ltd

Annabel Parkinson, Longstaff & Co

ACTIONS FROM WEEK 1 OF THE EXAMINATION HEARING SESSIONS

- (i) The Sustainability Appraisal (SA) detailed assessment/evaluation for site allocations needs to be incorporated into the revised SA which accompanies the consultation on the 'Main 'Modifications' (MMs).
- (ii) Prepare a note on the 'East of England forecasting model' and what the integrated forecasts show and how they work.
- (iii) Prepare a note on the impact of the 2016 mid-year estimates (MYE) in respect of determining the objectively-assessed need (OAN) for housing .
- (iv) Prepare a note on what uplift in OAN may be appropriate for the purpose of encouraging more affordable housing. This should be considered alongside market signals (affordability) so that any uplift could deal with both if appropriate.
- (v) Undertake an assessment of whether brownfield sites/apartment developments are likely to be viable if having to make affordable housing contributions and s106 infrastructure contributions. Such evidence is required in order to underpin the policy relating to this matter.
- (vi) Gather evidence on the need for other types of housing such as for older people (e.g. care homes), students, armed forces, disabled (e.g. lifetime homes) gypsies and travellers (G&Ts) who no longer travel and therefore no longer fall within definition and custom-built houses. Whether or not there is a need for other types of housing needs to be addressed in the Local Plan.
- (vii) Prepare 'Statements of Common Ground' between the Council and the landowners or developers promoting:
 - a. The Holbeach Sustainable Urban Extension (SUE) (Robert Doughty Consultancy [RDC] and others);
 - b. Site Wes002 (Broadgate Homes);
 - c. Site Sou006 (Chestnut Homes);
 - d. Vernatts SUE (Broadgate Homes and Ashwood Homes);
 - e. Holland Park (Broadgate Homes);
 - f. Q1 (Chestnut Homes); and
 - g. Site Mon008 (RDC)

The Statements of Common Ground should:

- identify the number of dwellings the sites are likely to accommodate, identify the likely gross/net ratios that will be achieved, and identify the likely density at which the residential elements will be built;
- identify development start-dates and delivery rates;

- provide evidence of the developers' history in delivering similar sites (stressing that they are local and experienced firms); and
 - ideally, include an indicative plan of the proposed development.
- (viii) Prepare a proposal for a 'lapse rate' for inclusion within the separate assessment of a 5-year housing land supply for Boston Borough and South Holland District, detailing what evidence is being relied upon and why.
- (ix) Prepare a note on how the various figures relating to employment growth have evolved to form the final basis for the employment proposals, and cross reference to the work on OAN above.
- (x) Prepare Statements of Common Ground with the providers of the 6 key 'prestige' employment sites (identified in Policy 8) on how these will come forward and include indicative maps.
- (xi) Update the Main Modifications Table to put the MMs in policy order.