

## North East Derbyshire Local Plan Examination

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### HEARING SESSION AGENDA

**14 November 2018 9.30am**

1. Inspector's introduction
2. Follow up/matters of clarification
3. Main Matter 4 – Objectively assessed need for housing and housing land requirement (Policy SS2)
  1. Does the plan area represent an appropriate basis for assessing housing need having regard to the North Derbyshire and Bassetlaw Housing Market Area as a whole?
  2. Have appropriate adjustments been made to the 2014 based Sub-National Household Projections to arrive at a demographic based housing need figure for the District of 248 dwellings per year in the North Derbyshire and Bassetlaw Strategic Housing Market Area Objectively Assessed Need Update (SHMA OAN Update) (EB HOU4) and Considering NED Objectively Assessed Need (OAN) (EB HOU5) in particular:
    - The use of a 10 year migration scenario;
    - An uplift to household formation rates in the 25 – 34 and 35 – 44 age groups.
  3. What would alternative assumptions and inputs for the demographic assessment of need indicate and is there any justification for these?
  4. Is an uplift of 10% in the demographic based housing need an appropriate and justified response to the evidence on affordable housing need?
  5. Is any adjustment to the demographic based housing need required to take account of market signals?
  6. Have appropriate assumptions been made in in the SHMA OAN Update and Considering NED OAN in relation to the following factors for the purposes of assessing the number of resident workers necessary to support jobs growth over the plan period:

- Economic activity rates by age and gender
  - Commuting ratio (number of workers per job)
  - Double jobbing (% of people in employment who have a second job)
  - Unemployment rate over the plan period
7. Having regard to the baseline objectively assessed need of 283 dwellings per year set out in the SHMA OAN Update (Table 92), is the requirement of 330 dwellings per year set out in Policy SS2 justified? If so, why?
  8. Overall, is the objectively assessed need for housing aligned with the plan's economic strategy?

## **HEARING SESSION AGENDA**

**2pm**

4. Main Matter 5 – Spatial strategy, settlement hierarchy and the distribution of employment and housing land (Policies SS2, SS7, SS8, SS9 and SP1 – SP4)
  1. Were alternative options for the distribution of development considered during the plan's preparation and subject to SA and is it clear why the preferred Spatial Option 1 was selected and alternatives were discounted?
  2. How has the supply of housing from existing planning permissions influenced the spatial strategy and distribution of development across the District?
  3. Why was 50% selected as the 'threshold' for the distribution of new housing to Level 1 settlements? Were alternative figures tested through SA? Would a different figure be justified and if so, why?
  4. Is the spatial distribution of housing development justified having regard to the distribution of strategic and other employment sites in the plan area?
  5. Overall, will the spatial strategy set out in Policy SS2 and distribution of housing development set out in Table 4.3 contribute to the plan's vision and objectives for the District?
  6. Follow up items and close of hearing session