

**NORTH SOMERSET CORE STRATEGY:
EXAMINATION OF REMITTED POLICIES**

RED/11

INSPECTOR'S AGENDAS FOR HEARINGS

18 March 2014

North Somerset Council Core Strategy– Policy CS13

Agenda 1 - Procedural matters

Background to Examination

Scope of Examination

Policy CS13 – Reasons and Conclusions

Council Proposed Modifications

Impact of Proposed Modifications on scope of examination

Impact of Proposed Modifications on overall spatial strategy

Sustainability Appraisal

Other procedural matters

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Agenda 2 - Strategic Context

Q: Is the Core Strategy prepared within an appropriate strategic context?

Applicability of the 'Duty to Co-operate'

Requirement for strategic view

An 'Inward looking' Plan?

2009 West of England SHMAA

Up-dated SHMAA

Current co-operative processes

- Strategic Framework – Council letter

- West of England 'Duty to Co-operate' Register

- Progress on revised SHMAA

- 'Effective co-operation'

Relationship to a review of the Bristol Core Strategy

Review of Plans

- Review commitment

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Agenda 3 - Housing Requirement

Q: Is the assessment made by the Core Strategy consistent with national policy?

Q: Does the selected approach amount to a SHMAA as required by the NPPF?

Q: Does the selected methodology provide a full, objective assessment of market and affordable housing in the housing market area as required by the NPPF?

'Self containment' objectives

'Full, objectively assessed need'
NPPF requirements

Previous population and household trends
Outcome of analysis – 32000 - Council letter

The 'employment-led' approach of the Core Strategy
Balance of housing and jobs

Details of the Council's methodology for identifying housing needs
'North Somerset Council: Determining a Locally Derived District Core Strategy Housing Requirement to 2026' approach
NPPF compliant?

Robust data sources and 'transition to more conventional methods'

'Edge Analytics – Demographic Analysis and Forecasts'
Detail of methodology

Differences between methodologies

'NPPF compliance'?

Continued over.../

Agenda 3 - Housing Requirement - continued

Outcome of 'Edge Analytics' assessment

- Explanation of methodology

- Jobs: housing multiplier

 - Paragraph 84 of Council statement

 - Applicability to district

 - Applicability to the whole Plan period

 - Delivery of jobs target – compatibility with Core Strategy Policy CS20

- Effect of international migration

- Internal migration

- Assessment of 'inherent/latent demand'

 - High Court decision

 - Edge Analytics statement paras. 5.33 - 5.42

 - Non-economic households

 - Relationship between economically active and non-economically active households

 - Household formation rates

 - 'Allowance made'

- Effects of out-commuting reduction and of ageing population

- Benefits of the 'current trend growth' model

 - 5/10 year trends

- Objective assessment - the recommended 'hybrid' approach

- Range of requirement

- Comparison to other models

Developers' assessments

'What Homes Where?'

Comparison to Edge Analytics assessment

Flexibility in light of changing circumstances

- Current economic circumstances – evidence of building

- Emerging economic circumstances – market signals

Range of housing requirement

- Choice of lower limit of range

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Agenda 4 - Housing Strategy

Q: Would the Council's housing strategy be effective in delivering the Plan's objectives?

Current position on housing provision

- Delivery rates

- Justification for windfall allowance

Revised SHLAA

- Sites and Policies Plan

- District 'capacity' and influence on housing requirement

Effects of housing strategy

- Evidence of effects on self-containment

- Achievement of objective of self-containment

Effects of proposed approach

- Out-commuting

- In-migration of the non-economically active

- House prices/affordability

- Attracting employment/economic growth

- Satisfying housing needs on those who live and work in the area

- Displacement of unmet demand

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Agenda 5 – Closing and Reporting Process

Any outstanding matters

Timetable for delivery of Report

Timetable and programme of events following delivery of Report

Closing