

WEST OXFORDSHIRE DISTRICT COUNCIL

Examination of Salt Cross Garden Village Area Action Plan (AAP)

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HEARING SESSION AGENDA

Matter 4 – Meeting current and future housing needs Tuesday 29 June 2021 (AM)¹

Issue

Whether the policies on meeting current and future housing needs have been positively prepared and whether they are justified, effective, and consistent with national policy.

Relevant Policies – 22-26

Notes.

- Questions relevant to this Matter are those listed at 1-16 of the Inspector's Matters, Issues and Questions (MIQ)² and have been the subject of written statements.
- This agenda is an abridged version of the MIQs designed indicate the specific areas that the Inspector would like to focus on in the Hearing session. This is to assist all participants with preparation (with the relevant question number from the MIQ document also included to allow cross referencing). Other MIQs within this matter that are not on the agenda are still open for discussion at the Hearing session.

Agenda items

1. Housing delivery trajectory

- Is the indicative delivery trajectory set out in figure 10.1 realistic? What are the effects of being unable to meet the delivery trajectory set out in the West Oxfordshire Local Plan? If the AAP is not based on any specific phasing/timing assumptions are the risks to delivery understood? **MIQ3**

2. Policy 22

- Is the flexibility that allows delivery of 2200 homes to be exceeded justified by the evidence and consistent with Policy EW1 of the West Oxfordshire Local Plan? **MIQ4**
- Do the requirements relating to provision of supporting infrastructure and exemplary design repeat other policies in the AAP? What is the purpose requiring a housing delivery statement and will it meet the aims of the policy? Is modification needed to remove/amend these requirements? **MIQ5**

¹ The full Hearing programme can be found here - <https://www.westoxon.gov.uk/planning-and-building/planning-policy/salt-cross-garden-village/salt-cross-area-action-plan-examination/>

² <https://www.westoxon.gov.uk/media/2p1dbd5h/insp-2-inspector-s-matters-issues-and-questions.pdf>

3. Policy 23

- Is the indicative approach to market and affordable housing effective? **MIQ7**
- Is the requirement to demonstrate 'genuine affordability' consistent with national policy? **MIQ8**

4. Policy 25

- Is the requirement for at least 5% of the total number of homes to be set aside as serviced plots justified by the evidence and consistent with Policy H5 of the Local Plan? Is modification required for consistency? **MIQ11**

5. Policy 26

- Is provision of specialist housing needs a requirement of the AAP or market driven? Is delivery of any specialist housing need on Salt Cross essential to meeting the needs of the area as a whole, including provision to meet the housing needs of older people? **MIQ14**
- Is the requirement for all homes to meet Building Regulations Requirement M4(2) justified by the evidence, including imposing a requirement differing from Local Plan Policy H4? **New MIQ**
- Modification to reflect the needs of Gypsies and Travellers. **New MIQ**

6. Policy 24

- Is build to rent provision a requirement of the policy and is modification needed to make it clearer? **New MIQ**