Matters, Issues and Questions

Matter 3: Housing Issue 3: Housing Delivery

February 2015



- 3.8 Is the housing trajectory realistic and achievable? Does it demonstrate a reliable 5 year housing supply (including NPPF buffer) and developable sites for years 6-10? Should there be a contingency in place if, over time, housing falls behind the trajectory?
- 3.9 Should policy H1 refer to potential delivery of the unmet needs outside the borough? Should exploration of the opportunities for urban extensions adjoining Grawley be included in policy H1?

Appendices

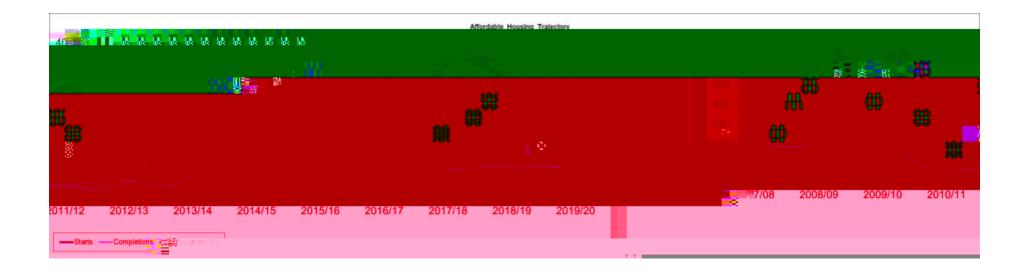
Appendix A: Affordable Housing Trajectory Appendix B: Policy H1 Extract Internal Officer Draft (OMT Version) 10 October 2013 3.8.1 The council is confident that the housing trajectory¹ provides a sound reflection of the current position based on the most up-to-date evidence and information available.

residential sites and would have ensured Orawley could maintain affordable housing delivery even though there are few larger sites remaining, the fact that National Policy now restricts this option is likely to incentivise the land assembly and delivery of these smaller schemes, which should in turn bolster the windfall sites provision and help meet locally assessed housing needs.

- 3.9.1 Early drafts of the CBLP proposed a draft H1 policy which included reference to the delivery of the quantum of unmet housing need outside the administrative boundaries within the wider Northern West Sussex and East Surrey Housing Market Area (see Appendix B for an extract of the draft Policy H1, October 2013).
- 3.9.2 However, following informal advice of the Planning Inspectorate (PINS Advisoty Meeting, November 2013) it was considered this wording would be outside the scope of the OBLP, as it was inappropriate to include anything within the Policy which was not deliverable through the means of the development control process within the administrative responsibilities of the borough council. Policy H1 only applies to development within the borough, therefore the sentence within the policy which confirms the promotion of sites on the edge of Orawley

This can be tied up with moving the last paragraph in H1 to the RJ, explaining future joint working for the longer term options for extensions to Orawley, and edge of Orawley taken from informal OBC Notes of PINs advisory visit, 12 November 2013). This is in line with s17(3) of the Planning and Compulsory Purchase Act 2004 and paragraph 154 of the NPPF.

3.9.3 The Plan is intended to be read as a whole; the commentary in the supporting text⁴ and the Reasoned Justification to Policy H1 is clear about the scale of housing need arising from the borough and the level of unmet need which needs to be addressed outside the administrative boundaries of the town, within the housing market area as far as possible. Therefore, the approach proposed by the OBLP is considered sufficient to ensure this unmet need continues to be acknowledged, through future duty to co-operate working and, in particular, the prepa



the next 15 years cannot be met within the borough boundaries and will therefore be accommodated across the wider Northern West Sussex and East Surrey Housing Market Area.

The majority of housing delivery (against the borough's housing requirement) will take place in the Years 1-