

NORTH WARWICKSHIRE BOROUGH COUNCIL
LOCAL PLAN EXAMINATION

HEARING AGENDA

Matter 8, Viability and delivery

Wednesday 27 February 2019, commencing 1400
Council House, South Street, Atherstone CV9 1DE

Participants:

North Warwickshire Borough Council (NWBC)
Hodgetts Estates (HE), SLP429
Stoford Developments Ltd. (SDL), SLP335
IM properties (IMP), SLP439
Tamworth Borough Council (TBC), SLP324
Prologis UK Ltd. (PUL), SLP446
Gladman Developments Ltd. (GDL), SLP330
Richborough Estates (RE), SLP430
Hallam Land Management (HLM), SLP336
Severn Trent Plc (STP), SLP168
Severn Trent Water (STW), SLP442
North Warwickshire Labour Group (NWLG), SLP117
Home Builders Federation (HBF), SLP289
Environment Agency (EA), SLP302
Stella Doggett (SD), SLP338
Mark Doggett (MD), SLP278

Notes:

- i. Participants named in (brackets) against an item may be invited to open the discussion, but that is optional. [Square brackets] denote examination documents.
- ii. It is not intended to repeat introductory matters or those covered in earlier sessions, other than to the extent necessary. Participants should consult the examination library, in particular the schedule of Main Modifications [NWBC20A], in framing their contributions.
- iii. This agenda is provisional and flexible, and refines the issues and questions [INSP5] primarily on the basis of submitted position statements.
- iv. It may not be necessary to cover all issues and questions, and the agenda does not seek to confine discussion to only those points set out below.

Issues and questions

8.1 Is there appropriate evidence regarding viability, market conditions, and infrastructure funding to indicate that the level of development that the LP intends to enable would be delivered in practice? (*with particular regard to the latest iteration of the Infrastructure Delivery Plan CD0/4 superseding CD6/5*) (NWLG) (STP) (STW)

(a) *New question.* Do NWBC13 and NWBC14 provide sufficient detail to determine, at a strategic level, whether allocations would be deliverable? (RE)

- 8.2 What is the relevance of paragraph 9.67 of the Greater Birmingham Strategic Growth Study [CD8/23] which sets out that there is 'no effective potential' for additional housing supply beyond housing growth of 1.8% per annum? (*NB this replicates an earlier issue in matter 4*).
- 8.3 What is the relevance of paragraph 2.14 of the 2016 Employment Land Review [CD8/7] which sets out 'there are evident questions regarding the scale of development which can realistically be delivered'? (IMP) (STW)
- 8.4 Are anticipated delivery trajectories suitably comprehensive and thorough, including to enable appropriate monitoring [NWBC10, NWBC10a, NWBC10b]? What assumptions have been made in respect of delivery trajectories and are these robust (including in respect of lead-in times, lapse rates, build-out speeds etc.)? (NWLG) (RE) (GDL) (STP)
- 8.5 Is viability evidence in support of the plan based on reasonable assumptions reflecting the particular nature of the Borough and proportionate evidence?
- (a) Have the full range of expected requirements been taken into account (including developer contributions)? (*NB links with 8.6*) (RE) (STP)
- (b) what consideration has been given to mineral resources/ mine working in respect of viability or delivery in practice? (MD) (CCE)
- 8.6 Has all necessary infrastructure provision been costed and timetabled? If not, would that compromise either deliverability or development viability? (MD) (NWLG) (RE)
- 8.7 What is the interaction between the Infrastructure Delivery Plan and NWBC's intention to progress Community Infrastructure Levy ('CIL) (LP paragraph 6.18)? What bearing would CIL have on viability and delivery? (RE) (GDL)
- 8.8 *New issue*. Is a policy required setting out clearly various types of infrastructure contributions required whether directly in the plan or as clarified through subsequent documents (subject to viability)? (RE)
- 8.9 *New issue*. Are the threshold levels for affordable housing provision justified, and would they support provision of an appropriate level to meet needs? (Noting MM48, CD6/1, CD6/2 and CD6/2A INSP20] (HLM) (CCE) (CAP)