

Questions to Hart Council meeting to be held on 29 October 2015

To Daryl Phillips

1. Please provide an analysis, including SHLAA ref, site name and description, site area in hectares, and expected yield, of the sites that have been used to build up the estimate provided at cabinet on 1 October 2015, when you asserted that the 'guesstimated' capacity for brownfield development in the district up to 2031 was now 1,800 dwellings (up from the 750 dwelling estimate of a year ago and compared to the [2,438 units estimated](#) by WeHeartHart).
2. How will the [recent Government announcement](#) extending permitted development rights indefinitely and allowing automatic planning permission in principle on brownfield sites impact your assessment of brownfield capacity?

To Stephen Parker

3. Do you agree with our [local MP who says](#): *"I believe unused and redundant commercial buildings should be brought forward for regeneration before any more greenfield sites are allocated anywhere in NE Hampshire. That includes Grove Farm, Hop Garden, Winchfield, the Urnfield...I'm against these developments – indeed, this sort of large-scale top-down volume-led development generally – as I do not believe they are necessary to deliver the housing we need in our area. Looking at Hart District specifically for a moment, as the largest part of the constituency, I believe that the local housing demand can be met on brownfield sites"*?
4. What criteria would you use and how long would a brownfield site need to be vacant, with no sign of redevelopment before the council would consider using Compulsory Purchase Orders (CPOs) to ensure that we can build modern apartments for young professionals who can't otherwise buy a home in our area?
5. How many sites would meet those criteria and how many dwellings might they yield?
6. Given that the baseline estimate of the number of households in Hart in 2011 and 2031 used in the SHMA was 35,760 and 42,220 respectively, but the new [DCLG 2012-based household projections](#) (Table 406) for 2031 show that Hart will have only 40,618 households, [a reduction of 1,602](#), can you confirm that these revised figures will lead to a corresponding reduction in Hart's assessed housing need?
7. When will the [6,560 excess housing requirement](#) for the whole HMA be removed from the assessed need in the SHMA given that the new [DCLG 2012-based population projections](#) (Table 426) show a population projection of only 289K for the HMA for 2031, compared to the SHMA ([Appendix F, Figure 2](#))

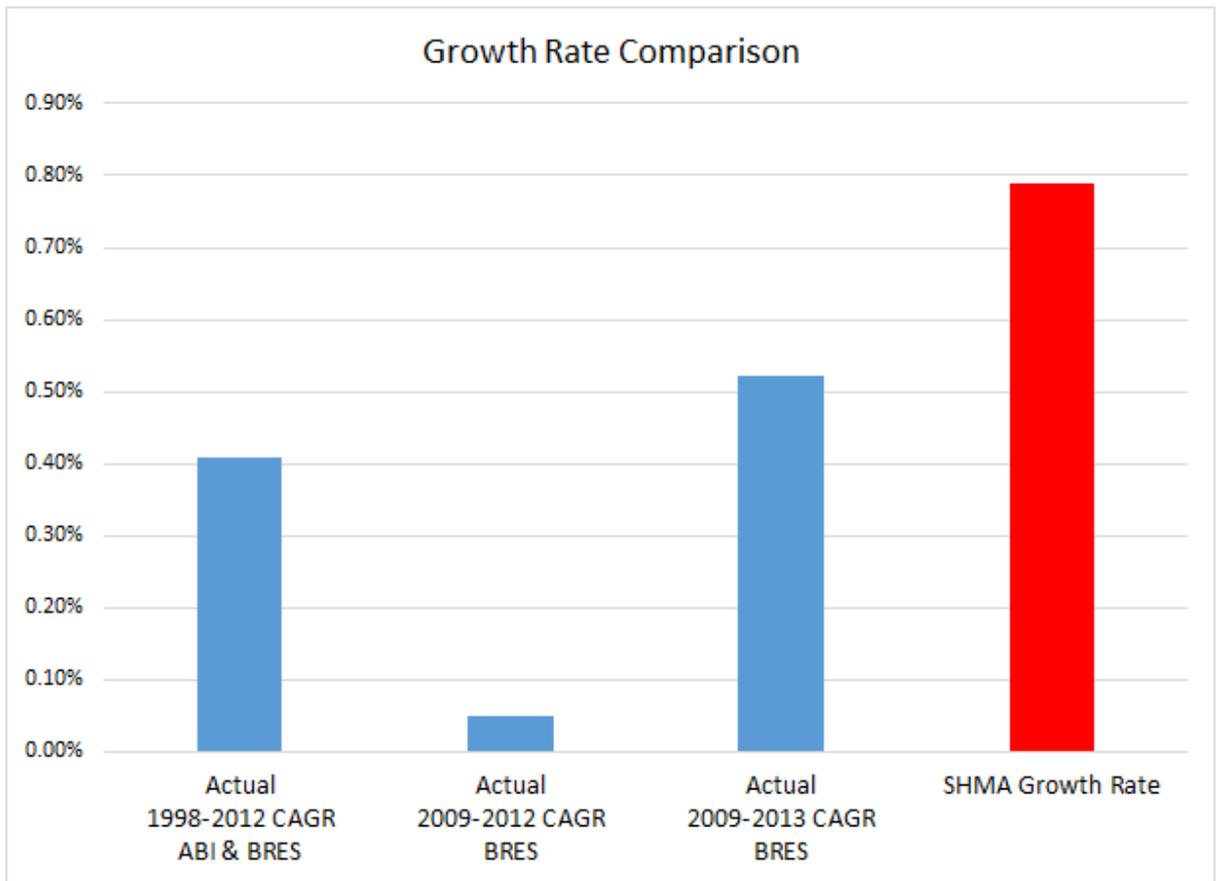
Figure 2: Population Estimates 2011 to 2036						
	2011	2016	2021	2026	2031	2036
PROJ 1 (2011-based SNPP)	272,394	279,582	288,012	296,279	304,113	312,144
	0.0%	2.6%	5.7%	8.8%	11.6%	14.6%
PROJ 2 (2011-based SNPP (updated))	272,394	280,332	289,604	298,786	307,578	316,600
	0.0%	2.9%	6.3%	9.7%	12.9%	16.2%
PROJ 3 (Experian job-led)	272,394	290,968	308,940	323,176	334,354	343,509
	0.0%	6.8%	13.4%	18.6%	22.7%	26.1%
PROJ 4 (Job trends)	272,394	284,039	294,196	303,480	310,202	315,672
	0.0%	4.3%	8.0%	11.4%	13.9%	15.9%
PROJ 5 (Midpoint employment growth)	272,394	287,503	301,570	313,326	322,278	329,598
	0.0%	5.5%	10.7%	15.0%	18.3%	21.0%

starting assumption of 307K and the final population estimate of 322K used to determine housing need?

- What justification is there for assuming the significant social changes implied in the SHMA given that the SHMA increases the number of houses that need to be built based in part on very ambitious jobs forecasts which when combined [with the population projections](#) in the SHMA results in a massive increase in the proportion of people of working age who will be in employment (see table below)?

Data Point	2011 (Census)	2011 (BRES)	2031 (PROJ 2)	2031 (PROJ 5)
SHMA Population (a)	272,394	272,394	307,578	322,278
People in employment per SHMA (b)	122,300	125,000	162,233	170,223
Overall % in employment (b/a)	44.9%	45.9%	52.7%	52.8%
People over 70 (c)	28,559	28,559	51,164	51,164
People 5-19 (d)	67,375	67,375	73,206	73,206
People of working age (a-c-d)=e	176,460	176,460	183,208	197,908
% working age in employment (e/a)	69.3%	70.8%	88.6%	86.0%

- What steps will be taken to adjust the jobs forecasts in the SHMA given that, a) the [revised BRES job numbers for 2013](#) show that the compound annual growth rate in jobs we have achieved since the recession ended in 2009 is ~0.5% which is much lower than the ~0.8% growth rate assumed in the SHMA for the period 2011-2031, b) this comes at a time when the [UK is creating more jobs than the rest of the EU](#) put together and c) it is inevitable we will experience at least one more recession during the plan period?



10. What steps are being taken to accelerate the delivery of the Local Plan given that the [recent Government announcement](#) indicated that Local Plans need to be brought into force by 2017 and the current [LDS](#) shows the Local Plan being adopted in Summer 2017 and other DPD's in Autumn 2018 and the track record of [past slippage](#)?