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**Inspector's Matters, Issues and Questions**

**Supplementary Questions for Matters 9 & 10 (Week Three)**

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Following consideration of the written hearing statements for Matters 9 and 10, the Inspector will wish to consider the following supplementary questions at the relevant hearing sessions. The Council, and other participants where relevant, are requested to come informed to discuss these SQs. The Council should provide written responses by **midday on Thursday 9 November 2017**. If any participants also wish to respond in writing they should do so by the same deadline.

***Issue 9.1: Meeting Particular Housing Needs***

Subsequent to submitting its hearing statement, the Council provided its response to one of the action points arising from matter 3 (housing requirements). This suggests that a main modification be made to paragraph 6.1.1 of the Plan to clarify that the housing requirement (8,400 dwellings) includes market, affordable, sheltered and extra care housing, but not nursing or residential care home bedspaces. It also suggests that paragraph 8.4.1 of the Plan be modified to refer to a need for 893 sheltered and 155 extra care housing units, and for 755 nursing and residential care bedspaces, between 2014 and 2031, and that monitoring indicators need to be modified.

*145A. Are the figures of 893 sheltered housing units, 155 extra care housing units, and 755 nursing and residential care bedspaces between 2014 and 2031 justified (and how do they relate to the figures referred to in the Council's response to Q145?).*

*145B. On which of the sources of housing supply summarised in Table 1 of the Plan (sites with planning permission, allocations, and windfalls) are the 893 sheltered and 155 extra care housing units between 2014 and 2031 expected to be accommodated?*

*145C. Where are the additional 755 nursing and residential care bedspaces between 2014 and 2031 expected to be accommodated?*

***Issue 10.1: Affordable Housing Needs***

The Council's oral evidence given in the hearing session for matter 3 advised that there is a need for 157 affordable homes per year (rather than 144 as stated in SHMA 2016 [EB016]). This figure is also referred to in the Council's response to Q151.

Subsequent to submitting its hearing statement, the Council has responded to one of the actions arising from matter 3 (housing requirement). This suggests that paragraph 8.2.3 of the Plan be modified to refer to a need for 1,423 net additional affordable homes by 2031.

*151A. What is the justification for the significant reduction in the Council's estimate of the need for additional affordable homes in SHMA 2016 [EB016] compared to previous SHMA assessments?*

*152A. Should the Plan refer to 157 affordable homes being needed each year, or a total of 1,423 between 2015(?) and 2031?*

*152B. In order to be sound, is it necessary for the Plan to identify the number of additional affordable homes needed in different parts of the district, such as for individual or groups of Principal Settlements?*

**Issue 10.2: Affordable Housing Provision**

*153A. The Council's response to Q153 seems to suggest that a total of over 1,700 affordable homes are expected to be delivered through commitments and policies in the Plan between 2015 (?) and 2031. Does this mean that the need for additional affordable homes in the district as a whole (currently estimated to be 1,423) is expected to be met?*

*153B. In order for the Plan to be sound, does it need to be modified to ensure the delivery of a specified number of affordable homes within certain parts of the district, such as individual or groups of Principal Settlements?*

*155A. Is the requirement of policy H4(d) for specialist accommodation for older people provided on a freehold or leasehold basis to include an appropriate percentage of affordable housing in accordance with policy H2 justified?*

*156A To be effective, should policy H3(1) (affordable housing on rural exceptions sites) refer to "built up areas of towns and villages ..."?*

***William Fieldhouse***

Inspector

2 November 2017