

# **Northumberland National Park Local Plan Examination Hearings**

## **Matter 4 – Housing**

### **AGENDA**

#### **1. Housing needs**

- Assessment of needs and methodology
- Justification for figure of 160 dwellings (8 per year) including market signals uplift
- Relationship with Northumberland Local Plan in terms of identifying needs

#### **2. Housing requirement/provision**

- Justification for not including a housing requirement in the Local Plan and consistency with national policy
- Implications of including a housing requirement in the Local Plan
- Provision within Northumberland Local Plan and relationship with needs identified in the National Park
- Clarity and extent of agreement on this
- Reliance on windfalls and lack of allocations, including past delivery on windfalls
- Lack of housing trajectory
- Overview of approach to housing provision

#### **3. Policy ST5: New Housing**

- Approach to housing mix
- Justification for principal residence occupancy
- Affect on viability and delivery of housing
- Practical implementation and enforcement
- What types of housing would be affected – clarity and justification
- Approach to custom and self-build housing
- Suggested modification SoM41 and further suggestion (Authority hearing statement)

#### **4. Policy DM3: Affordable Housing**

- Evidence on affordable housing needs, past delivery and mechanisms for future delivery
- Justification for requirement for 50% affordable housing
- Basis for threshold of more than five dwellings (see para 63 of NPPF and PPG)
- Evidence on effect of policy on viability and flexibility in applying policy
- Justification for applying parts 3-5 to Local Centres only
- Suggested modification SoM44 and further potential modifications

#### **5. Policy DM4: Rural Workers' Housing**

- Clarity regarding principal residence occupancy
- Flexibility for changing circumstances

## **6. Policy DM5: Accommodation for Gypsies, Roma and Travellers**

- Evidence of need for such accommodation and how it relates to the National Park
- Justification for policy approach and criteria including criterion b)
- Suggested modification SoM49