

**Day 2 Wednesday 10 Oct 2018 10:00am**

**Matter 3 Housing**

**Matter 4 Design and Heritage**

Attendance: LBE

Matters 3 & 4: Housing and Design

Issues:

Whether the policies in the Plan are consistent with the aim of providing the supply of housing required to meet the needs of present and future generations.

Whether the Plan would secure high quality and inclusive design, which would protect and enhance the built, natural and historic environment.

1. Is the level of housing development which is proposed in the AAP justified and based on sound evidence? Is it consistent with local and national policy?
2. Is it achievable within the constraints of the site? Is there sound evidence that the projected level of development at Meridian Water can be delivered? Are the assumptions made in the Scenario Testing robust in relation to:
  - available developable area,
  - parking provision
  - open space requirements
  - grounds conditions and, underground infrastructure
  - the spatial effects of flood risk/prevention measures
3. Is the scale of housing proposed deliverable over the plan-period? Does it take a reasonable account of lead-in times and site assembly? What key assumptions have informed the housing trajectory and how does the AAP seek to de-risk delivery to ensure the proposed number of homes are built?
4. Given the significance of the number of new homes proposed to the Borough's growth requirements, what are the potential contingencies should development not proceed as envisaged?

5. Is the proportion of affordable housing proposed consistent with other local and national planning policy? What justification is given for any departure from it?
  6. Is the housing mix consistent with other local and national planning policy? What justification is given for any departure from it?
  7. Would the policies in the plan provide homes fit to live in for existing and future generations? Does the Plan reflect local and national guidance in this regard?
- iii. Are the policies in the plan (EL1 EL9, EL10. EL11 and EL12) appropriate and achievable in relation to
- a. tall buildings
  - b. active frontages
  - c. the provision of open space
  - d. the integration of river and canal corridors
  - e. design for health and well-being

Are they "too prescriptive? Do they replicate guidance and policy elsewhere?