Inspectors – Caroline Mulloy and Kevin Ward

1. Geographical Scope of OAN report 2017
   • Justification for not assessing need on HMA wide basis

2. Demographic starting point
   • Issues with 2014 based population/household projections
   • Justification for the alternative approach used i.e. 10 year population trend
   • Assumptions on migration
   • Assumptions on household growth
   • Household formation rates
   • Overall justification for demographic starting point
   • Figures if using 2014 based household projections
   • Figures if using 2016 based household projections
   • Implications of 2019 update (HOU1a)

3. Economic/jobs growth
   • Evidence in terms of economic/jobs growth and working age/economically active population
   • Whether economic/jobs growth forecasts should be factored into the calculation of the OAN and justification for approach used.
   • Consistency of approach in terms of housing requirement and provision of employment land and growth

4. Market signals
   • Data on market signals and trends
   • Basis for 15% uplift and the implications of 2019 update (HOU01a)

5. Affordable housing
   • Should the OAN/housing requirement be increased to assist delivering more affordable housing?
   • Does the 15% uplift address this issue sufficiently?
   • What role do policy mechanisms in the Local Plan play in delivering increased proportion of affordable housing?

6. Overview of OAN
   • Is the OAN for the study area and specifically the District (outside the National Park) area justified?
• Is there a basis to arrive at a different figure and if so, what?

7. Should the housing requirement be increased to address the unmet need in the National Park

8. Phased approach to annual average housing requirement
   • Is the approach justified?
   • Specific phasing periods and requirements.