

**EAST STAFFORDSHIRE LOCAL PLAN
EXAMINATION
Hearing Session – Day 3
Thursday 30 October 2014
The Town Hall, Burton upon Trent 10.00am**

Issue 8 – Affordable Housing Provision and Exception Sites

Agenda

General Notes

- i This agenda is provisional and flexible.*
- ii It is not intended to repeat introductory matters covered in the Guidance Note [E.7], the PHM Note [E.16] and in other published guidance but to proceed as quickly as possible to the substance of Issue 8.*
- iii Participants including ESBC named in [italic square brackets] may be invited to open the item concerned but this is optional, save where ESBC is requested to open the discussion with a resumé of SP17.*
- iv Those with an interest in promoting, or opposing, allocated or alternative ('omission') sites are reminded that **no site-specific matters will be discussed unless they relate to the overall soundness of the Plan** in terms of the issues listed below; and that allocations now subject to an issued planning permission will not be discussed except as part of the housing land supply.*

Background Note

The Inspector has already intimated that SP17 should provide clear indication [NPPF154], albeit flexibly applied [NPPF50.3], regarding the requirement for affordable housing contributions, with less reliance on the draft Housing Choice SPD and accordingly takes account of representations made upon the HCSPD in this respect.

In response, ESBC proposes MMs 24 to 28 to SP17 and its supporting text. MM28 provides three optional modified versions of SP17 for consideration.

Before any conclusion is reached on which, if any, of these options should be recommenced for adoption or on the percentages quoted, the Council will be asked to open the discussion with a resumé of the evolution of SP17, the overall need for affordable housing derived from the updated SHMA, the percentage contributions SP17 seeks with MMs 24-28 in place and the reasons for preferring Option 1 for re-wording SP17.

1. Issue 8 – Affordable Housing Provision

- Does the Plan make appropriate provision for developer contributions toward an identified need for affordable housing:
 - based on robust evidence of viability across the Borough,
 - including with reference to consideration of the content of the Housing Choice SPD and representations made upon it during recent public consultation, and
 - are MMs 24 to 28 to Strategic Policy 17 and its supporting text now proposed necessary and sufficient to make the Plan sound in this respect?
- Does the Plan make appropriate provision for residential development including affordable housing on Exception Sites?
 - a. Resumé of the evolution of SP17 to date with reference to

- i. the overall need for affordable housing derived from the updated SHMA,
 - ii. the percentage contributions SP17 seeks with MMs 24-28 in place, and
 - iii. the Option 1 re-wording of SP17 preferred by the Council. *[ESBC]*
 - b. Is the need for affordable housing clearly established by the SHMA as updated *[Gladman]*
[unless not covered under Issue 6 – Day 2]
 - c. Would SP17 with MMs 24 to 28 provide a clear indication of a justified requirement for an affordable contribution within housing developments above a suitable size threshold?
 - i. Option 1
 - ii. Option 2
 - iii. Option 3 *[Morgan et al - JVH]*
 - d. Does the viability evidence demonstrate the ability of residential development to provide affordable housing in accordance with the several optional versions of SP17 without undue reduction in residual value, in particular:
 - i. when applying the percentage figures of Option 3,
 - ii. with respect to the assessment of greenfield sites *[HBF], and*
 - iii. with respect to the distinction between on-site provision and off-site commuted payments?
[Gladman]
 - e. Are data input to the viability study currently valid with respect to:
 - i. BCIS building costs,
 - ii. Site build-out rates,
 - iii. Required in-built sustainability measures, and
 - iv. Planning obligation costs, *[Gladman]* and
 - v. Phasing of large schemes? *[Nurton - JLL]*
 - f. Any further relevant comments on the effectiveness of SP17. *[Barton-u-Needwood PC]*

Participants Issue 8	Speaker(s)	Agent
Barton under Needwood Parish Council	Roger Bell	
Barwood Strategic Land II LLP and Mr and Mrs G Skipper	Keith Fenwick	Alliance Planning
Gleeson Strategic Land Ltd	John Acres	Turley Associates
Home Builders Federation	Sue Green	
Gladman Developments	George Venning	
Nurton Developments (Quintus) Ltd	Peter Lever	Jones Lang LaSalle
Mr B Morgan Walton Homes Bridge Farm Partnership MJ Barratt A and S Enterprises Mr C Davies	Tom Beavin	JVH Town Planning Consultants