

# **Lewisham Local Plan**

## **Independent Examination Hearing**

### **Matter 22 Viability**

Wednesday 17 July 2024 pm

### **Agenda**

Please Note:

- The Hearing session will sit from 2pm – 5pm with a short break mid-afternoon.
- Participants are encouraged to familiarise themselves with the Hearing Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this Hearing session. These are available on the Examination website.
- References to Matters, Issues and Questions (MIQs) are to the MIQs for the Examination (IN3). The areas for discussion relate to points the Inspectors require further information on.

#### **1. Inspectors' Introduction**

**ISSUE –Taking account of the cumulative scale of Community Infrastructure Levy (CIL), obligations and policy requirements, is the Plan deliverable? (Qns 22.1-22.8)**

#### **Areas for Discussion:**

**LOCAL PLAN VIABILITY ASSESSMENT (LPVA) (2022)**

**Stakeholder consultation/engagement (Q22.1)**

**Appraisal Assumptions (Q22.3)**

- Residential sales values (Boyer/Astir Living ID 039)
- Affordable housing tenure and values (Boyer/Astir Living ID 039)
- Development typologies
- Affordable housing rents (per week)
- Capital values of affordable housing
- Rents and yields for commercial development (Boyer/Astir Living ID 039)

- Build costs (Boyer/Astir Living ID 039)
- Zero carbon and BREEAM
- Accessibility standards
- Professional fees
- Development finance (Boyer/Astir Living ID 039)
- Marketing costs
- Mayoral CIL
- Lewisham CIL
- Residual Section 106 costs (residential/commercial) **(Q22.4)**
- Section 278 allowance **(Q22.4)**
- Student housing – affordable student provision
- Workspace and affordable workspace
- Training and skills contribution
- Biodiversity net gain
- Development and sales periods
- Developer's profit(Boyer/Astir Living ID 039)
- Exceptional costs (Quod ID/Landsec ID 042) (Boyer/Astir Living ID 039)
- Benchmark land value (Boyer/Astir Living ID 039)

### **Appraisal outputs**

- Affordable workspace
- New employment development/viability **(Q22.2)**
- Student housing
- Affordable housing
- First Homes
- Affordable housing on small sites **(Q22.6)**
- Build for rent schemes
- Other draft Local Plan and London Plan policies:
  - Specialist housing for older persons (C3 use class) (The Planning Bureau/McCarthy and Stone Retirement ID 091)
- Accessibility standards
- 35% carbon reduction on carbon emissions
- 10% increase in Biodiversity Net Gain
- Training and skills contributions

**Site typologies – viability issues? (Q22.7)** (The Planning Bureau/McCarthy and Stone Retirement ID 091)

### **Plan deliverability (Q22.8)**