

Lewisham Local Plan
Independent Examination Hearing
Matter 5 Other Housing Requirements

Thursday 20 June 2024 am

Agenda

Please Note:

- The Hearing session will sit from 9.30am-1.00pm with a short break mid-morning.
- 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 - WHETHER THE LOCAL PLAN HAS BEEN POSITIVELY PREPARED AND WHETHER IT IS JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY AND IN GENERAL CONFORMITY WITH THE LONDON PLAN IN RELATION TO THE PROVISION FOR OTHER HOUSING REQUIREMENTS. (Qns 5.1-5.46)

Relevant Policies - HO1, HO3, HO5, HO6, HO7, HO8, HO9, HO10

Areas for Discussion:

Housing Choice and Mix (Policy HO1)

- Evidence - housing mix (Q5.1)
- Guidance (Parts D, E, F and G) (Q5.2)
-HBF ID 088 reps
- Build for Rent (Q5.3)

Affordable Housing (Policies HO1; HO3) (Q5.4-5.19)

- Evidence (Q5.4)
- Past trends/delivery (Q5.5)
- 50% target (Q5.6-5.8)
 - HBF rep (ID 088)
- Tenure split (Q5.9)
- 'Threshold approach' (Q5.10)
- Viability Tested Route (Q5.11)
 - McCarthy and Stone (ID 091) -reliance on Mayor's Affordable Housing and Viability SPG/review mechanisms -smaller sites
- Off-site provision (Q5.13)
- Small sites (Q5.14)
 - HBF Rep (ID 088)
- Table 7.3 (Q5.15)
- First Homes (Q5.16)
- Vacant Building Credit (Q5.17)
 - HBF Rep (ID 088); McCarthy and Stone rep (ID 091)
- Flexibility (Q5.18)
- Conformity LP/consistency NPPF (Q5.19)

Accommodation for Older People (Policy HO5)

- Evidence (Q5.20)
- Guidance (Q5.21)
- Justified, effective, consistent with NPPF/conformity with LP? (Q5.22).
- Rep: McCarthy and Stone (ID 091)
- Rep HBF (ID 088)

Supported and Specialist Accommodation (Policy HO6)

- Evidence (Q5.23)
- Guidance (Q5.24)
- Justified, effective, consistent with NPPF/conformity with LP? (Q5.25).

Purpose-Built Student Accommodation (Policy HO7)

- Evidence (Q5.26)
- Guidance (Q5.27)
- LP affordable housing requirement (Q5.28)
- Justified, effective, consistent with NPPF/conformity with LP? (Q5.29)
- Rep: Knight Frank/Lewisham House (ID 043)
- Quod (ID 042)

Housing with shared facilities (Houses in Multiple Occupation (HMO)) (Policy HO8)

- Evidence (Q5.30)
- Guidance (Q5.31)
- Justified, effective, consistent with NPPF/conformity with LP? (Q5.32)

-Rep: Knight Frank/Lewisham House (ID 043)

Self-build and custom build housing (*Policy H09*)

- Evidence (Q5.33)
- Guidance (Q5.34)
- Justified, effective, consistent with NPPF/conformity with LP? (Q5.35)

Gypsy and Traveller Accommodation (*Policy H010*) (site dealt with separately in site allocations)

- Evidence (Q5.36)
- Sufficiently up to date? (Q5.37)
- Revised definition of Gypsies and Travellers (Q5.38)
- Persons who have ceased to travel (Q5.39)
- Capacity to meet additional need from those who have ceased to travel (Q5.40)
- Unknown households and transit provision (Q5.41)
- Survey response rate (Q5.42)
- Policy H010 (Q5.43)
- Relationship with the London Plan (Q5.44)
- Ability of Land at Pool Court (LSA SA 8) to meet need. (Q5.45)
- Justified, effective, consistent with NPPF/conformity with LP? (Q5.46)

Suggested Modifications: M036; MO37;

Participants:

Lewisham Council

Alan Hall (ID 001)

Knight Frank/Lewisham House No 1 Ltd (ID 043)

Quod/Landsec (ID 042)