

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Wednesday 25 September 2024
9.30am at Howden House, 1 Union Street, Sheffield S1 2SH

Matter 8 - Viability

Please note:

- This session is timetabled for the morning only.
- Please see the Hearings Programme for a list of the participants.
- Hearing Statements by other parties and background documents produced by the Council can be viewed on the Examination website.
- If you wish to attend the hearing session to observe, please contact the Programme Officer in advance. Alternatively, the hearing sessions will be livestreamed and available to watch online.

1. Inspector's opening remarks

Residential appraisals - methodology and inputs (as set out in the Whole Plan Viability Assessment 2022 (WPVA))

2. Viability Appraisal areas
- a) Selection of areas
 - b) Relationship to policy sub-areas in the Plan
3. Has the Council undertaken any sample testing of specific housing allocation sites to support the WPVA (in line with paragraph 003 in the PPG on Viability) or testing of strategic housing allocation sites (in line with paragraph 005 in the PPG)?
4. Policy requirements
- a) Are any costs included for Policy ES2 in the WPVA?
 - b) Any other comments on policy requirements?
5. Any other comments on WPVA residential methodology and inputs?

Residential appraisals - results

6. Which are the set of residential residual values that incorporate all policy requirements in the submitted Plan including affordable housing percentages in Policy NC3?
7. Appraisal results for the City Centre, East, North East and Manor/Arbourthorne/Gleadless areas
 - a) Is the level of development planned for these areas deliverable and justified? Does it represent a 'cautious' approach as recommended in paragraphs 10.14, 10.16 and 10.18 in the WPVA?
 - b) What is the 'other evidence' (as referred to in paragraph 10.43 in the WPVA) that underpins the Council's decision to seek 10% affordable housing in these areas?
 - c) Is there evidence of recent residential schemes in these areas which have included 10% S.106 affordable housing?
8. Appraisal results for Urban West, Stocksbridge/Deepcar, Don Valley and Chapelton/Ecclesfield areas
 - a) Is there 'clear evidence' that brownfield sites in these areas are deliverable? (paragraph 10.47 in the WPVA)
 - b) Is there evidence of recent residential schemes in these areas which have included 10% S.106 affordable housing?

Other appraisals in the WPVA

9. Older people's housing appraisals
 - a) Typology size
 - b) Appraisal results and implications for affordable housing
10. Employment appraisals
 - a) Typology size
 - b) Any other comments on methodology or results?
11. Any other viability issues