

SHEFFIELD PLAN EXAMINATION HEARINGS

AGENDA

Tuesday 5 November 2024

9.30am at Howden House, 1 Union Street, Sheffield S1 2SH

MATTER 3 – Other housing needs

MATTER 19 – Residential development policies NC3 and NC4

Please note:

- This session is timetabled for the morning only but may run into the early afternoon.
- The session was delayed from 25 September 2024 as the Council has prepared a new Local Housing Needs Assessment (EXAM 66). New hearing statements have also been produced.
- 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 introduction

2. Need for different sizes of homes, as identified in the Council's Local Housing Needs Assessment 2024 (LHNA) (EXAM 66)

- a) Mid-point analysis in Table 3.11 and whether 'rightsizing' is realistic and achievable for market housing and affordable home ownership housing.
- b) Can the recommended size mix of market homes (table in paragraph 3.45) be achieved if the majority of new homes over the Plan period are provided in flatted development in the Central Sub-Area?
- c) Any other comments on size mix?

3. Demand for different types of housing (e.g. flats, terraces, semi-detached houses, detached houses etc)
 - a) Why has the demand mix in the Council's Strategic Housing Market Assessment 2018 (SHMA) (HS05) not been updated in the LHNA?
 - b) How does the identified new demand for 20% flats in the SHMA align with the planned provision of 70% flats over the Plan period? (as referenced in paragraph 3.7.5 in the Council's Matter 3 Hearing Statement WS3/1A). Is the identified demand mix in the SHMA deliverable?
 - c) Any other comments on the type of housing?
4. Affordable housing need and supply
 - a) Any comments on the potential shortfall of affordable housing over the Plan period? (need for 2,032 affordable homes per year in the LHNA and estimated supply of 177 per year in Hearing Statement WS3/1A)
 - b) Is the supply of 177 affordable homes (total of 3,003) likely to be deliverable, having regard to viability issues raised in the Council's Whole Plan Viability Assessment?
 - c) How does the Council intend to address the shortfall in affordable housing over the Plan period?
5. Policy NC3: Provision of affordable housing
 - a) Any comments on the deliverability and viability of the minimum affordable housing contributions in the policy? [further to the discussion at the Matter 8 viability session]
 - b) Are the affordable housing contributions justified in relation to specialist housing for older and disabled people? Would the Council's proposed main modification, as set out in section 19.9 of Hearing Statement WS19/1, provide appropriate and sufficient flexibility?
 - c) Are the Council's other proposed changes in WS19/1 necessary for soundness reasons?:
 - Insert reference to the transfer price in criterion a (section 19.7)
 - Insert new criterion to clarify that Build to Rent schemes shall provide affordable private rent as set out in the PPG on Build to Rent (section 19.8).
 - d) Should the Plan also include a separate policy on the general approach to Build to Rent housing?
 - e) Should Policy NC3 include reference to rural exception affordable housing, in line with paragraph 78 in the National Planning Policy Framework (NPPF)?

6. Provision of specialist housing for older and disabled people
 - a) Does the Plan make adequate provision for specialist housing for older and disabled people over the Plan period?
 - b) Should the Plan include an exceptions policy for specialist housing for older and disabled people?
 - c) Any comments on other changes proposed by the Council in Hearing Statement WS19/1?
 - Remove reference to 'areas of need' in the first paragraph of the second part of Policy NC4. (section 19.13 in WS19/1)
 - Delete criterion c from Policy NC4. (section 19.14 in WS19/1)

7. Accessible and adaptable dwellings and wheelchair dwellings
 - a) Any comments on the justification for the accessible and adaptable/wheelchair percentages in parts a and b of Policy N4?
 - b) Does the third paragraph in Policy NC4 make sufficient reference to the need for flexibility? Does the Council's proposed change in WS19/1 (section 19.11) achieve this and is it consistent with paragraph 009 in the PPG on Housing: Optional Technical Standards?
 - c) Is the requirement for specialist housing for older or disabled people to provide 100% wheelchair housing, as set out in the final paragraph of Policy NC4, justified by the Council's evidence on need? Does the Council's proposed change in WS19/1 (section 19.15) enable compliance?

8. Any other comments relating to Matter 3 'other housing need' or Policies NC3 and NC4?