CHESTERFIELD BOROUGH LOCAL PLAN EXAMINATION

MATTER 3: MEETING HOUSING NEED AND THE PLAN’S HOUSING REQUIREMENT INCLUDING THE ACCOMMODATION NEEDS OF TRAVELLING COMMUNITIES

STATEMENT ON BEHALF OF WILLIAM DAVIS LTD

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MATTER 3: Meeting Housing Need and the Plan’s Housing Requirement including the Accommodation Needs of Travelling Communities

Issue 3

Delivering an appropriate mix of housing including affordable forms of housing [Policy LP5]

*Paragraph 3.13*

1. Does Policy LP5 provide an appropriate basis for assessing the housing mix of proposed developments?

1.1 It is considered that in its current state Policy LP5 does not provide an appropriate basis for assessing the housing mix of proposed developments and is not justified and not consistent with national policy.

1.2 With reference to achieving sustainable development, paragraph 8 of the NPPF outlines there are three overarching objectives: social, economic and environmental. Criteria b) in relation to the social objective outlines that the planning system should “…support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations…” (our emphasis)

1.3 The draft policy’s criteria on housing mix only relate to local housing needs and characteristics of the area. However, paragraph 7.32 of the North Derbyshire and Bassetlaw OAN Update (October 2017) outlines that in applying the mix identified within the assessment, individual development sites should have regards to the nature of the development site and the existing mix and turnover of properties at the local level as well as the character of the area and up-to-date evidence of need. It is therefore considered that the policy, with reference to mix, needs to be more specific in relation to the factors that will be taken into consideration when assessing the housing mix of proposed residential developments.

1.4 In order to be appropriately justified, all the criteria referred to in the OAN Update should be referenced in the policy. Accordingly, in order for Policy LP5 to be justified the first paragraph of the policy should be reworded as follows:
In order to increase local housing choice, respond to emerging needs and promote the creation of sustainable communities in new housing developments, the council will require a range of dwelling types and sizes based on:

- the evidence of local housing need, including the most up to date housing market assessment;
- the existing mix and turnover of properties at the local level;
- The nature of the development site; and
- The characteristics of the area.

**Paragraph 3.17**

2. Does Policy LP5 intend that all affordable housing it secures to be in the form of shared ownership? If so, in its current form, would the policy as written achieve this? Would such a requirement be justified and effective within the context of the wider forms of affordable housing as defined in the NPPF?

2.1 The North Derbyshire and Bassetlaw OAN Update (October 2017) outlines at paragraph 9.38 that “If the Councils are required to provide 10% of housing as affordable home ownership, then the analysis would suggest that shared ownership is the most appropriate option. This is due to the lower deposit requirements and lower overall costs (given that the rent would also be subsidised).”

2.2 It appears that other forms of affordable home ownership (as defined by Annex 2 of the NPPF) are discounted in the OAN report due to issues with deposits. The report does however acknowledge at paragraph 6.33 that there is still a potential deposit requirement for shared ownership. In this respect, to give choice and mix to potential buyers/different groups in the community (in line with paragraph 61 of the NPPF), it is considered that all forms of affordable home ownership should be considered so that the Local Plan is justified and consistent with national policy. Accordingly, the specific part of this policy should be reworded as follows:

*Any affordable home ownership delivered as part of an affordable housing contribution shall be in the form of either shared ownership, starter homes and/or discounted market homes.*