

# **NEW SOUTHWARK PLAN EXAMINATION**

## **HEARING AGENDA**

### **Matter 3: Meeting Southwark's Housing Needs**

**Thursday 25 February 2021, starting at 10am**

#### **Agenda**

#### **Relevant Policies – SP1a, SP1b, SP1 and P1-P10**

(Please note the policy references are taken from the Council's Proposed Changes Version of the New Southwark Plan (August 2020), which is presented with the changes identified (tracked) in examination document EIP27B)

1. Housing requirement and target
  - (i) delivery on smaller sites (NPPF Paragraph 68)
  
2. Affordable housing (Policy P1)
  - (i) Evidence base and past delivery
  - (ii) Justification for percentage requirements for affordable housing and the small sites threshold (criterion 2 of the policy)
  - (iii) Justification for fast track and consistency with national policy and the London Plan
  - (iv) Justification for different affordable housing requirements in Aylesbury AAP area
  - (v) Affordable housing products in Southwark
  - (vi) Impact of affordable housing requirements on viability, including small sites, and relationship to the 3 CIL zones
  
3. Housing mix (Policies P2, P3)
  - (i) Justification for the mix of housing proposed
  - (ii) Justification for threshold of family sized home
  
4. Private rented homes (Policy P4)
  - (i) Justification for distinction between schemes of 100 units and above
  - (ii) Requirements for affordable provision
  - (iii) Justification for minimum tenancy periods and clawback mechanism
  
5. Student Homes (Policy P5)
  - (i) Justification for affordable housing requirement and affordable student housing
  
6. Housing for Older people and Accessible Housing (Policies P6 & P7)

- (i) Scale of need and record of delivery of C2 and C3 (supported living) accommodation
  - (ii) Provision in the NSP for C3 (supported living) and C2 bedspaces
  - (iii) Provision of accessible and adaptable/wheelchair user housing
7. Houses in Multiple occupation (HMOs) (Policies P8 and P9)
- (i) The approach to HMOs
  - (ii) Justification for requirement for affordable housing
8. Self and Custom-build (Policy P10)
- (i) Supporting evidence and previous delivery of CSB housing
  - (ii) Justification and conformity with London Plan
9. Potential Main modifications – including reference to Strategic Targets Background Paper (Document EIP161)

*David Spencer & Philip Mileham*

INSPECTORS

**Participants:**

Southwark Council

ROK Planning [for Unite Group Plc]

Harpreet Aujla [Southwark Law Centre]

Jerry Flynn [Elephant Amenity Network]

Steve Lancashire

Vital OKR

Corinne Turner

Eileen Conn

Lichfields [for Berkeley Homes]

Old Bermondsey Neighbourhood Forum

Janine Rowe

Rolfe Judd [For London School of Economics and Political Science]

HGH Consulting (for Tribe Student Housing Ltd)

Southwark Group of Tenant Organisations