

Agenda
Session 4 – 13.30 Wednesday 22 May 2019
Matter 5
Specific Housing Needs and Standards

This matter considers affordable housing, housing mix, housing standards and the needs of gypsies, travellers and travelling showpeople. In response to preliminary questions the Council has proposed Main Modifications as follows:

- Update Policy H2 (affordable homes) to refer to 10 dwellings, clarify that off-site provision should be an exception and make it clear that the tenure split, and size of dwellings should reflect the latest available evidence (MM23);
- Include reference to the level of accessibility in the density criterion within Policy H1 (housing mix) (MM22);
- Refer to the transitional period of 1 year for the implementation of the nationally described space standards (NDSS) within Policy BH1 (design quality) (MM28);
- Clarify that Policy BH2 (sustainable design and construction) refers to major development as defined in the Glossary to the Framework (MM30);
- Modify Policy H6 (Houses in multiple occupation (HMO)) to refer to a good standard of living space within the HMO (MM25);
- Include site specific considerations for the travelling showpeople allocations (Policy H4) (MM24)

Issues

1. The justification for affordable housing targets in Policy H2, taking into account considerations such as viability

1.1 Is the requirement for at least 15% of dwellings on major developments justified by the evidence base including that relating to viability?

The Council points to delivery of affordable housing on a range of sites since 2010 but that flexibility is allowed for where viability is an issue.

1.2 Should the text of paragraph 6.23 relating to viability issues (or a summary) be included within Policy H2?

The Council consider that the explanation at para 6.23 together with Policy ID2 are sufficient.

1.3 Is it intended to retain the clause within Policy H2 relating to 'in perpetuity'?

2. The approach to tenure-split and clustering within Policy H2

2.1a Is the current tenure split (para 6.18) justified?

The Council point to the SMHA and para 6.18. MM23 is also relevant.

2.1b Should para 6.18 refer to a 75%/25% split rather than 80%/20%?

2.1c Would a greater proportion of intermediate tenure homes improve viability and delivery of affordable homes?

2.2 Will the requirement for small clusters affect the ability of registered providers to manage the housing stock, noting the proposed modification to para 6.21 (AM37) which refers to clusters being proportionate in size?

Inspector Note – AM37 should be included within MM23.

3. The approach to affordable housing exception sites

3.1 Is there justification for an affordable housing exception site policy?

The Council indicates that the evidence demonstrates that house prices within Sunderland are amongst the lowest in the region and are largely affordable.

Furthermore, the administrative area is largely urban by nature with very few areas that could be considered remote, which could benefit from a housing exception sites policy.

AM35 is also relevant.

4. The effectiveness of Policy H1 in meeting the need for a mix of dwellings, including larger executive dwellings and those for older people

4.1 Are the terms of Policy H1 in relation to accommodation for older people likely to be effective and are they justified?

The Council will seek to ensure the housing mix on new sites is consistent with the requirements of an area taking into account the nature of the site.

4.2 Is the requirement for developments to provide larger detached dwellings justified?

The Council points to the need to rebalance the housing stock as set out in the SHMA.

4.3 Should Policy H1 2i. refer to executive dwellings?

5. The density provisions of Policy H1

5.1 Is criterion 1. iii of Policy H1, as proposed to be amended, likely to be effective in encouraging high density developments in suitable locations?

MM22 is relevant.

6. The requirements of Policy H1 for Self-Build/Custom Build Housing

6.1 Is criterion 3 of Policy H1 and the explanatory text likely to be effective in encouraging self-build and custom-build housing plots, noting the proposed modification to para 6.13 (AM34)?

7. The requirements of Policies H1 and BH2 for 10% accessible/adaptable, energy efficient and sustainably designed dwellings and the relationship to the Building Regulations

7.1a Is the requirement for 10% of dwellings on major developments to be accessible and adaptable (Building Regulations Part M4(2)) justified?

The Council points to a range of evidence to support its position as set out below.

7.1b Should the policy include reference to site specific factors which might make sites unsuitable for Part M4 dwellings?

7.1c Should there be a transitional period?

7.2 Are the requirements of Policy BH2 in relation to energy efficiency, energy use, materials and sustainability information justified and effective, having regard to the scope of the Building Regulations?

The Council refers to the justification provided in the Compliance Statement.

8. The justification for applying the NDSS (Policy BH1)

8.1 Is the application of the NDSS through Policy BH1 justified taking into account

evidence on need, viability and timing?

SD.25 and MM28 are relevant.

8.2 Are there any implications for density in applying the NDSS?

9. The approach of relying on the Unauthorised Encampment Policy (UEP) to deal with the need for a stop-over site identified in the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA)

9.1 Is the approach set out above positively prepared, justified and effective?

The Council notes that the UEP appears to be working effectively.

9.2 What provision, if any, is there in the Sub-Region for a stop-over site?

The Council refers to stop-over provision being available within County Durham mainly on the A688.

10. The terms of Policy H4 (Travelling Showpeople, Gypsies and travellers).

10.1 Is the allocation of travelling showpeople sites through Policy H4 justified by the evidence base?

The Council notes the recommendations of the GTAA for short-term and longer-term travelling showpeople plots.

10.2 Will the site-specific criteria for the allocations be effective, including in relation to the living conditions of proposed and neighbouring residents and access arrangements?

MM24 is relevant.

Main Evidence Base (Supporting Documents – SP)

SD.23 - SHMA Update (2017)

SD.24 - SHMA Addendum (2018)

SD.25 - Internal Space Standards (2018)

SD.26 - GTAA (2017)

SD.27 - GTAA Addendum (2018)

SD.28 - Gypsy's and Traveller's Site Assessment Report (2017)

SD.60 - Whole Plan Viability Assessment (with CIL scoping) (2017)

SD.61 – Post Consultation/Pre-submission Viability Note (2018)

SD.66 - Compliance Statement

SP.16 – Technical Paper Optional Standards – Accessible and Adaptable Dwellings (2018)

SP.17 – Unauthorised Encampment Policy (2018)

EX1.008 & EX1.010 – Council responses to Inspector's preliminary questions

EX1.018 - Schedule of Main Modifications

Statements

EX6.001 - Sunderland City Council

EX6.002 - John Blundell (ID1170267)

EX6.003 - Andrew Moss (Ward Hadaway) - Ray Delaney (ID1036112)

EX6.004 - Springwell Residents' Association (ID868362)

EX6.005 - Andrew Rose - Spawforths (Barratt & David Wilson Homes) (ID992525)

EX6.006(a) - Chris Smith - Lichfields (Story Homes-Norman Elliott) (ID963412)

EX6.006(b) - Chris Smith - Lichfields (Story Homes-Michael Ford) (ID963412)

EX6.007 - Chris Smith - Lichfields (Taylor Wimpey) (ID1120527)
 EX6.008 - Chris Smith - Lichfields (Hellens) (ID1169009)
 EX6.009 - Joanne Harding - Home Builders Federation (ID433951)
 EX6.010 - Chris Smith - Lichfields (Burdon Lane Consortium) (ID1131101)
 EX6.011 - James Reid - Hedley Planning (Miller Homes) (ID497082)

Participants

Sunderland City Council

| Name | Company | Representing | ID Number |
|--|--------------------------|---|------------------|
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