

# Client - Briefing

Sheffield  
Affordable Housing  
Interim Planning  
Guidance

DLP BRIEFING NOTE 168

Prepared by  
DLP Planning Consultants

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# Sheffield publishes new Affordable Housing Interim Planning Guidance

On 14th June 2014 Sheffield City Council published an Update to their Affordable Housing Interim Planning Guidance (IPG).

The IPG is to cover the period between the adoption of the Local Plan Core Strategy and the adoption of the Community Infrastructure Levy and associated Planning Obligations Supplementary Planning Document.

The new guidance is of significance to those with development interests in Sheffield as it fundamentally changes the expected contribution to affordable housing in the city. It is hoped that by reducing the financial burden on developments as part of S.106 contributions towards affordable housing, more residential development can be brought forward, particularly in the city centre.

The IPG sets out a series of 7 Guidelines which will guide how the Council seek to secure affordable housing contributions through the planning process.

Guideline **G1: 'Types of Site Where Affordable Housing will be Sought'** advises that a contribution to affordable housing will be negotiated on new housing developments on sites with a capacity for 15 or more dwellings (or 60 or more student bed spaces in student schemes).

Guideline G2 includes a revision of the expected levels of contribution from different parts of the city including a nil contribution in the city centre.

## **G2: Expected Level of Affordable Housing Provision**

Affordable Housing Market Area	Expected contribution (%)
City Centre	0
Manor / Arbourthorne / Gleadless	
East	
North East	
City Centre West	10
Norh West	
South East	
Stocksbridge & Deepcar	
Chapelton / Ecclesfield	
Rural Upper Don Valley	30
South	
South West	

The guidance notes that the expected level of provision will only be relaxed where the developer can show that the development would not otherwise be economically viable.

The guideline will be put into practice by:

- Requiring the developer to provide an Affordable Housing Statement including details of estimated market value of units and size of residential units.
- Including the expected level for on-site provision of affordable housing in planning briefs.
- Requesting the developer or owner of the land (including the City Council) to produce a scheme for meeting identified needs.
- Attaching appropriate conditions to the planning consent in relation to the level and phasing of affordable housing provision.
- Requiring developers to provide a full breakdown of development costs where they are seeking to provide affordable housing below the expected level. This will be appraised by an independent body approved by the Council.

Other guidelines in the IPG include:

- G3: On-Site Provision and Use of Commuted Payments;
- G4: Type and Tenure of Affordable Housing to be Provided;
- G5: Design of Affordable Housing;
- G6: Occupation of Affordable Housing;
- G7: Ensuring Continued Affordability of Housing.

Appendix 5 of the IPG sets out the mechanisms for viability re-appraisal. This would apply where a scheme has been approved with a low or no affordable housing contribution due to the current housing market, yet may not be built until the market improves, at which time a higher level of affordable housing may be viable. In this case, the Council would seek to re-appraise the viability of the scheme to re-determine whether any affordable housing contribution would be viable.

### **DLP Planning Consultants**

**As one of the largest and most experienced planning consultancies in the City, the Sheffield office of DLP Planning Consultants are well positioned to provide up-to-date and informed advice on how this new Guidance could affect the future of development in Sheffield.**

**If you would like to discuss further how the IPG may affect land in which you have an interest, please do not hesitate to contact our Sheffield office and a member of our experienced team will be happy to advise you further.**

**If you require more information or would like to discuss the issues mentioned in further detail please contact:**

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A summary of matters that the DLP Consulting Group provide services for follows:

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Objective Assessment of Housing Needs  
Five Year Land Supply Assessment  
Economic Impact of Housing  
Economic Impact of Development Proposals  
Retail Impact Analysis  
Expert Witness on Housing Needs  
Local Plan Examinations

DLP Planning Consultants

Planning Applications and Appeals  
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Development Plan Representations  
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Enforcement  
Retail Impact Analysis  
Renewable Energy Planning and Delivery  
Discharge of Planning Conditions

If you would like to receive a brochure providing more detail of the service provided by the DLP Consulting Group, please contact any of the offices listed on the left of this page.



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