

Westminster City Plan 2019-2040 Examination

Examination Hearings

Matter 4 – Housing

Affordable housing - Policies 9 and 10

10.00 am Thursday 1 October 2020 (N.B. potentially the session may extend into the afternoon)

Agenda

1. Policy 9

- a) Basis and justification for 35% affordable housing requirement including viability evidence
- b) Part B - Justification for reference to 1,000sqm given NPPF, PPG and definition of major development for housing
- c) Para 9.3 – basis and justification for use of gross residential floorspace/development proposed (GIA) rather than net increase and consistency with Policy 10 and the new London Plan
- d) Parts C and D – justification for the approach to on-site and off-site provision and payments in lieu, flexibility and clarity on requirements/levels of contributions
- e) How would the viability of individual schemes be taken into account and is this sufficiently clear?
- f) Modifications proposed by the Council
- g) Other concerns and the need for further modifications?

2. Policy 10

- a) Is the principle of seeking affordable housing provision/contributions directly from office and hotel development justified, is it consistent with national policy and the new London Plan and are there any examples of such policies from other authorities?
- b) What would be the effect on the viability of office and hotel development and how would the policy affect commercial growth?
- c) What are the practical issues of accommodating affordable housing as part of office or hotel developments?
- d) Are the floorspace thresholds and percentage contributions appropriate and justified?
- e) Is the approach to on-site provision, off-site provision and payments in lieu sufficiently clear and is it justified?
- f) How do the recent changes to the Use Classes Order affect the policy and its implementation?
- g) Alternative Policy 10 proposed by the Council in light of this (see CORE 025 V4) and viability evidence (EV GEN 014)