

Hearing Session 3: AFFORDABLE HOUSING PROVISION

Issues & Matters Agenda

1 Welcome and introductory remarks

2 Is the target for delivery of affordable housing through the planning system contained within policy SP17 satisfactory?

- Should the level of affordable housing need in the County Borough be identified in the Plan, as advised in PPW?
- Is the level of identified affordable housing need founded on robust evidence?
- Does the Plan adequately distinguish the amount of affordable housing to be delivered via the policies of the Plan?
- Is the target for delivery of affordable housing by the Plan sufficiently high in the light of the level of identified need?
- Have all policy options been adequately pursued in order to maximise the extent to which the need for affordable homes is met, for example (i) increased housing site allocations in those areas of greatest affordable housing need; (ii) inclusion of a rural exceptions site policy for affordable housing; (iii) enabling consideration of sites unallocated for general housing provision to be considered for affordable housing schemes, subject to meeting appropriate criteria?
- Is the affordable housing target in policy SP17 too high, in the light of the recent falls in house prices and land values?
- Is the affordable housing target deliverable, given that the target proportions in policy CW 14 are maxima and given the high proportion of housing allocations on brownfield sites with higher development costs?

3 Are the levels of affordable housing provision sought by policy CW 14 warranted and realistic?

- Are the target affordable housing proportions for qualifying sites in different parts of the Borough based on robust evidence?
- Are the target proportions appropriate in the light of current economic circumstances?
- Will the target proportions make development of brownfield sites unviable?
- Does the policy adequately take into account individual site viability factors, as advised by TAN2 – or does the Plan place undue onus on developers to

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carry out costly viability analysis in relation to individual sites, contrary to national policy guidance?

- Should the target level sought take account of the anticipated levels of public finance available for affordable housing?
- Are the locations to which the different target proportions apply sufficiently precisely identified in the Plan?
- Are the site size thresholds proposed in policy CW 14 appropriate?
- Does the Plan make adequate provision for monitoring, review and response to changing market conditions, including clear, identifiable and measurable trigger points?

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