WEALDEN DISTRICT COUNCIL AFFORDABLE HOUSING DELIVERY LOCAL PLAN EXAMINATION

MATTERS AND ISSUES WITH DRAFT HEARINGS PROGRAMME

Examiner – Jameson Bridgwater DipTP MRTPI

Hearings on Wed 20 May 2015 – 10:00

To be held at: East Sussex National Golf Centre, Little Horsted, Uckfield, East Sussex, TN22 5ES

This programme should be read in conjunction with the Examiner's Briefing Note

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Timetable

10:00 – Examiner's Opening Statement

10:10 – Council's Opening Statement

10:25 – AFH1 – Affordable Housing

13:00 – 14:00 – Lunch Break

17:00 – Close

There will be a short break of approximately 10 minutes during both the morning and afternoon sessions.

Participants

Invited Participants: TBC, plus Council

Preliminary Question

What would the implications be if the Affordable Housing Delivery Local Plan was adopted in advance of the adoption of the Strategic Sites Local Plan?

Part 1 – 35% Affordable housing threshold

(a) Does the 35% threshold for affordable housing to be delivered strike an appropriate balance between delivering the overall housing requirement of the adopted Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan and is this threshold adequate in relation to securing affordable housing to meet local needs?

(b) Overall does the 35% threshold strike an appropriate balance with regard to economic viability in relation to securing the delivery of housing within Wealden?

Part 2 – Tenure mix sites of 49 dwellings or less

Is the proposed split of 80% of the total number of affordable homes provided being social rented accommodation and 20% Intermediate Accommodation, justified by appropriate available evidence, having regard to national guidance, and local context, including the adopted Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan?

Part 3 – Tenure mix sites of 50 dwellings or more

Is the proposed split of 40% of the total number of affordable homes provided being social rented accommodation, 40% Affordable Rent and 20% Intermediate Accommodation justified by appropriate available evidence, having regard to national guidance, and local context, including the adopted Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan?

Part 4 – Rural sites of between 6 and 10 Units

How would the collection of commuted sums rather than on site provision secure affordable housing within the districts designated rural areas?