10:00 – Inspector's Opening Statement

10:10 – Council's Opening Statement

10:25 – Main Agenda - AFH1 – Affordable Housing Delivery

Participants

Invited Participants: Mr Laurence Keeley

Ms. Marina Brigginshaw	Wealden District Council
Mr. Duncan Morrison	Wealden District Council

Procedural Requirements

a. *Has the Plan had regard to and been prepared in accordance with the current Local Development Scheme, Statement of Community Involvement, Sustainable Community Strategy, Local Planning Regulations and national planning policy, including the National Planning Policy Framework (NPPF)?*

b. *Has the Plan been subject to Sustainability Appraisal, including a final report on the submitted plan; and is it clear how the Sustainability Appraisal influenced the final plan and dealt with mitigation measures?*

c. *Have reasonable alternatives been considered within the Sustainable Appraisal and if so are they realistic and deliverable?*

d. *Does the plan deal with any strategic matters that would engage the duty to cooperate? If so, what evidence is there that engagement has taken place constructively, actively and on an on-going basis?*

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

What is the objectively assessed need for affordable housing and what contribution will the policy make to meeting that need?

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

a. *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

a. *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

a. *Could you please clarify for the examination that the requirement for sites of 6-10 houses is confined to designated rural areas as defined in the National Planning Policy Framework?*

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

Lunch will be between 13.00 and 1400 and there will be a short break of approximately 10 minutes during both the morning and afternoon sessions.