

AGENDA FOR HEARING SESSION 6:

Matter 6 - Affordable Housing

Venue: Breckland Council, Dereham Time: 09.30 Thursday 10th May

Participants:

Breckland Council

Mark Behrendt (For Home Builders Federation)

Faye Le Bon or Roger Atterwill (For Swanton Morley Parish Council)

Agenda

1. Introduction by Inspector.
2. Is the OAN for affordable housing justified and in line with national policy and guidance?
3. Does the SHMA's approach to calculating affordable housing need, comply with the stages set out in PPG guidance?
4. Policy HOU 07 requires 25% of units of qualifying developments (11 dwellings or more) to be affordable. Is this justified and will this ensure that the OAN for affordable housing in the District is met? Is there a need to increase the housing requirement to help deliver more affordable housing?
5. Policy HOU 07 identifies that in 'exceptional circumstances' an off-site commuted sum may be acceptable. What are the exceptional circumstances?
6. Is an 'exceptional circumstances' 'test' more stringent than the approach set out in Paragraph 50 of the National Planning Policy Framework? If so, what is the justification for it?
7. Paragraph 3.58 of the Plan sets out that where relevant a £50,000 commuted sum per equivalent whole dwelling will be sought. Is this an appropriate figure? If so, should this not be included within the policy?
8. Is criterion iv. of Policy HOU 07, which states that affordable rented housing provided on-site should be maintained as affordable housing in perpetuity consistent with national policy?

9. To be effective, should Policy HOU 07 include a tenure split?
10. To be effective, should Policy HOU 07 refer to starter homes?
11. Is Policy HOU 14 justified and consistent with national policy?
12. Is the requirement for provision to be made for specialist housing in Policy HOU 14, where there is a local need, justified?
13. Any Other Matters?