

EXAMINATION HEARINGS

AGENDA

TUESDAY 27 SEPTEMBER 2.00pm

The questions in italics are some (but not the only) specific matters which arise from the evidence and will assist in focusing the discussion.

MATTER 5. SPECIFIC HOUSING NEEDS

Affordable housing

5.2 Does the Council propose to amend the Core Strategy to reflect the recent (June 2011) change to PPS3 which revised the definition of affordable housing to include “affordable rented housing”?

- *Why is paragraph 5.93 not being amended to more accurately reflect current tenure definitions in PPS3*

5.3 Is the need for affordable housing supported by robust evidence, including an up-to-date Strategic Housing Market Assessment? Are the affordable housing targets, thresholds and proportions fully justified and supported by an informed assessment of their economic viability? Does the revised PPS3 definition of affordable housing have any material bearing on viability and the achievement of targets?

- *Is it realistic to set a target based on the best possible historic outcome in the light of more onerous build standards and infrastructure requirements, and current funding arrangements*
- *In adopting an aspirational target, has the Council taken into account the Blyth Valley high court judgement*
- *In current market conditions, is it reasonable to seek a single target over the whole plan period*
- *Notwithstanding the uncertainty, what are the most likely implications of the introduction of affordable rented housing*

5.4 Does policy CP5 and the accompanying text provide sufficient guidance on the provision of affordable housing, in line with national policy, particularly in terms of:

- (a) the overall amount of affordable housing to be provided (including separate targets for social-rented and intermediate affordable housing), and the size and type of affordable housing;
- (b) the range of circumstances in which affordable housing will be required (including indicative site size thresholds and proportion of affordable housing);

Selby District Core Strategy Examination

(c) the approach to seeking developer contributions to facilitate the provision of affordable housing?

- *Does the amendment proposing a target range for the proportions of social rented and intermediate affordable housing provide sufficient flexibility*
- *Should individual targets be set for the different settlement groups*
- *With the 40% target unlikely to be achieved for the foreseeable future, is it reasonable to require viability evidence on all schemes to justify a lower proportion of affordable housing*