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EXAMINATION	Swyddfa'r Cyngor, Stryd y Jêl, Caernarfon LL55 1SH

Hearing Session 4
AFFORDABLE HOUSING
2.00 pm, Thursday 8 September 2016

Matters & Issues Agenda

- 1 Introduction**
- 2 Procedural Matters**
- 3 Is the level of affordable housing need (including the required tenure mix) over the Plan period based on robust evidence?**
- 4 Is the affordable housing target of 1,400, as identified in policy PS14, appropriate?**
 - a. Does the Plan maximise the delivery opportunities for the provision of affordable housing, including in terms of the percentage contributions sought in the 'housing pricing areas'?
 - b. How will the Plan's affordable housing policies ensure a balanced mix of house types, sizes and tenure that are related to the needs of the area?
- 5 Will the Plan deliver the identified target for affordable housing?**
 - a. Are the affordable housing contributions that are sought viable and based on sound methodologies and assumptions?
 - b. How has the level of contribution taken into account rising build costs, including the sprinkler requirements introduced into the Building Regulations, and other associated costs?
 - c. How will off site contributions be used to deliver affordable housing, and what mechanisms are in place to ensure that the levels of contributions sought are realistic and transparent?
- 6 Is the spatial distribution of affordable housing sound?**

- a. How does the level of provision relate to the spatial distribution of need, particularly in terms of the urban/rural split?
- b. Are the affordable housing numbers anticipated within lower tier settlements and the countryside, as identified in paragraph 7.4.65b (NF67), based on sound and robust evidence that takes adequate account of local housing markets and need?
- c. Is there a justification for departing from Planning Policy Wales in the approach to exceptions sites (policy TAI10)?

7 Does the Plan incorporate robust monitoring and review mechanisms that will enable the strategy for delivering affordable housing to respond effectively to changing circumstances?

8 Any other matters