

Rochford Core Strategy

**Hearing Session Tuesday 7 September 2010
10a.m. Council Chamber, Hockley Road, Rayleigh, Essex**

Matter 3 Affordable Housing

- a) Is Policy H4 consistent with the requirements of PPS3, notably the requirement at paragraph 29 to reflect an assessment of the likely economic viability of land for housing within the area?

Agenda

1. Welcome and Introductions.
2. Inspector's opening remarks.
3. Need for affordable housing in Rochford District.
4. To what extent do any technical criticisms of the Viability Study 2010 undermine the reliance that can be placed on its conclusions?
5. Bearing in mind the conclusions of the Viability Study 2010, is the proportion of 35% of new dwellings to be affordable justifiable?
6. Is the split of 80% social and 20% intermediate justified by the evidence?
7. Is the threshold of 15 units / 0.5 ha the most appropriate, given the recommendations of the Viability Study?
8. Does the Policy have sufficient flexibility to deal with different/changing circumstances?
9. Any other matters.
10. Concluding comments, in particular ways in which the respondents wish to see the CS changed to make it sound.