

Wednesday 27 June 2012
Day 2 09.30 hours

SESSION 3 AFFORDABLE HOUSING AND HOUSING FOR
GYPSIES AND TRAVELLERS

Affordable housing

1. What is the evidence base to justify the Plan's target of "at least" 10% of all developments that exceed the relevant threshold? Is the term "at least" unclear? If so, what are the implications for developers when seeking planning permission?
2. What is the logic for different sites being required to provide different levels of affordable housing?
3. What is the logic for the two thresholds chosen for requiring affordable housing? Why has the Council chosen the area based threshold of 0.28 ha? What does the term "gross site area" mean? Should Policy DM8 state more clearly a mix of tenures sought that is consistent with the findings of the LHMA (SD62)?
4. Should the Council rely on a greater proportion of off site affordable housing payments to enable it to deliver other projects, for example, a reduction in the number of vacant homes?
5. Which settlements within the county would be covered by the rural exceptions sites policy (Policy DM9)?
6. Is the affordable housing target deliverable and appropriate given current economic challenges, the proportion of housing allocations on brownfield sites within the county and other items of infrastructure provision sought in the Plan?

Gypsy and travellers' housing

7. Should the Plan make provision for the needs of travelling showpeople as well as gypsies and travellers? If not, why not?
8. Would the plan be unsound if the Council were to plan for six additional pitches for gypsies and travellers over the Plan period instead of four? Is the survey on which the Council has based its forecast up-to-date?
9. What is the logic for the focussed change (FC) to criterion (b) of Policy DM10? How is the term "primary highway network" defined in criterion (f) of Policy DM10? Should the glossary state what this term means?

Attendees: Welsh Govt (03), HBF (24)

Close 1230 hours