

BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

AGENDA

for

Hearing Session 3 Thursday 2 March 2023 10:00 – 17:00

Virtual Hearing

Matter 3: Active, Healthy, Cohesive, Inclusive and Social Communities – Affordable Housing and Gypsy, Travellers, and Show People

Issue - Are the requirements for affordable housing and Gypsy and Travellers accommodation supported by robust and credible evidence and consistent with national policy? And will they be met during the Plan period?

Affordable Housing

1. Is the Local Housing Market Assessment (LHMA) based on robust and credible evidence? And are the findings sufficiently to inform the Plan's affordable housing strategy?
 - a) What scale of housing need has been identified in the LHMA?
 - b) What mix of tenure (e.g intermediate or social rented) and of type dwelling (bedroom size) are required?
 - c) Will the affordable housing target of 1,977 dwellings meet the local housing need, if not what other mechanisms are available?
2. Is the Plan-wide Viability Assessment based on robust and credible evidence?
 - a) Does the study's methodology take account of variations in building costs, planning obligations, sustainable urban drainage systems, fire safety measures and other associated requirements?
3. How have the affordable housing targets and thresholds in Policy COM3 been defined?
 - a) Is the affordable housing target of 1,977 dwellings realistic and based on robust evidence?
 - b) Is the threshold of 10 units or more realistic and based on robust evidence?
 - c) How will the affordable housing target be delivered?
 - d) Will a greater percentage of affordable housing be sought on strategic sites? and if so why?
4. Is Policy COM2 necessary or are these requirements addressed in Policies COM3, COM4 and COM5?

5. How will off-site or commuted sum contributions for affordable housing be secured and managed? What mechanisms are in place to ensure that the level of contributions sought are appropriate?
6. Is the spatial distribution of affordable housing sound and does it adequately reflect local needs?
7. Are the requirements of Policy COM5 appropriate and consistent with the requirements of national planning policy?
 - a) Is restricting the number of affordable dwellings that can be constructed on exception sites to 10 realistic or appropriate?

Gypsy and Traveller Accommodation

8. Is the Gypsy and Travellers Accommodation Assessment (GTAA) based on robust and credible evidence and sufficient to inform the Plan's strategy?
 - a) What is the status of the most recent GTAA?
 - b) How has the need for 7 new permanent Gypsy and Traveller pitches over the plan period been identified? And how will this need be met?
9. Does Policy COM8 provide a clear and consistent framework for assessing proposals for additional Gypsy and Travellers sites, and is it consistent with national policy?
10. Is the Gypsy and Traveller site allocated under Policy SP7(2) at Land adjacent to Bryncethin Depot sound and capable of being delivered during the plan period?
 - a) What is the current use of the allocated?
 - b) What is the proposed use of the allocated site?
 - c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
 - d) What are the mechanisms and timescales for delivering the site?
 - e) Is the allocation of the essential to ensure the soundness of the Plan?