

Brecon Beacons Local Development Plan 2007 – 2022

Hearing Session 2: Housing Provision

Matters & Issues Agenda

1. Welcome and Introduction

2. Procedural Matters

3. Is the level of growth proposed appropriate?

- a) Having regard to Planning Policy Wales (PPW), has the Plan been informed by a robust assessment of housing requirements?

4. Have the inter-relationships between the LDP's settlement strategy and the strategies/emerging strategies of neighbouring authorities been taken into account?

5. Will the level of growth proposed be delivered?

- b) Can the LDP demonstrate that there is a 5 year land supply of housing immediately upon adoption of the Plan?
- c) The largest proportion of housing is unlikely to be delivered before the last 5 years of the Plan. How will this affect the Plan's ability to provide for identified housing and community needs which are required now?
- d) A significant proportion of the existing commitments and allocations have been available for some time. What evidence is there that they will be developed during the Plan period?
- e) Is there sufficient clarity about where and how the identified housing requirement is to be delivered or does the strategy rely too heavily on windfalls?
- f) Is the LDP's estimate of windfall sites coming forward realistic?
- g) Is the LDP's estimate of small site contributions too high?
- h) Does the LDP provide a satisfactory total amount of land for housing development?
- i) Have the sites allocated for housing in the LDP been identified in accordance with the search sequence and criteria listed in PPW?¹
- j) Does the Plan maximise opportunities to promote the most efficient use of land and to develop previously developed land in preference to greenfield sites in accordance with LDP objective SQ3 and PPW?²
- k) Is the allocation of housing sites based on a robust and comprehensive sites assessment methodology? Have they been subjected to a robust assessment of viability/deliverability?

¹ Planning Policy Wales paragraphs 9.2.8 – 9.2.9

² Planning Policy Wales paragraphs 9.1.1 and 9.2.10

6. Is there sufficient flexibility to deal with the failure of sites listed in the LDP to come forward?

- a) Is a contingency needed?
- b) What are the implications of a failure to deliver the required amount of housing? Has the flexibility of the strategy to respond to this scenario been explored?

7. Gypsy and Traveller Sites

- a) Will the allocated site satisfy the criterion in Policy 16 (as amended by AFC-6-18)?

8. Monitoring Framework

- a) Are there robust monitoring and review mechanisms that will enable the Plan to respond to changing future circumstances?

9. Any Other Matters

DRAFT

Appendix 1: Miscellaneous Policy Matters

AFC-6-5

- It is not clear where this 'New Policy' will be inserted in the Plan or its title.

AFC-6-8

- Why do the figures in the table differ to Table 6.1 and 6.2 of the NLP Report on Housing Supply? There needs to be clarity as the figures also differ. The NLP tables are clearer as they provide additional information, for example, windfalls are broken down into smaller sites and windfall sites.

AFC-6-13

- Some discrepancies between this table and NLP Table 6.2. It would be useful to include the NLP Table in the LDP as its content provides additional helpful information.

Policy 41 Dwelling Density

- All residential development will be required to be developed at a minimum density of 30 dph where this is compatible with the existing character of the area. Is this density appropriate in all circumstances taking into consideration the rural nature and topography of many settlements/sites?

AFC-6-18 -Policy 16

- Does the revised wording in criterion b/ make it sufficiently clear that caravans would be excluded from the requirement to be designed in local materials? Suggestions for wording:

Gypsy and Travellers' caravan sites will be permitted where:

- a) The proposed site will not adversely affect wildlife, habitats, landforms, archaeological and cultural features;
 - b) The proposed site will not adversely affect the character, amenity and natural beauty of the National Park and shall be adequately screened. Any buildings required to facilitate the use (such as amenity buildings and site offices) shall be designed in appropriate local* materials;
 - c) The proposed site will be provided with a satisfactory level of services; and
 - d) The proposed site will have an adequate means of access, and traffic to and from the site will not adversely affect highway safety.
- *Does 'local materials' need some explanation/clarification in the reasoned justification to the policy?