**CARMARTHENSHIRE**

**REVISED LOCAL DEVELOPMENT PLAN (2018-2033)**

**EXAMINATION**

**AGENDA**

**for**

**Hearing Session 3 Thursday 17 October 2024 10:00 – 17:00**

**Virtual Hearing**

**Matter 3: Prosperous people and Places – Affordable Housing and Gypsy and Traveller Provision**

*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 for Carmarthenshire (LHMA) based on robust and credible evidence? And are the findings sufficient to inform the Plan’s affordable housing strategy?

* 1. What scale of housing need has been identified in the LHMA?
	2. What mix of tenure (e.g intermediate or social rented) and of dwelling type (bedroom size) are required?
	3. Will the affordable housing target of 1,900 dwellings meet the local housing need, if not what other mechanisms are available?

2. Is the Financial Viability Assessment based on robust and credible evidence?

1. 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. Is the affordable housing target of 1,900 dwellings in Policy SP5 realistic and based on robust evidence and been clearly expressed in the policy?

4. How have the affordable housing targets and threshold in Policy AHOM1 been defined?

a) Is the threshold of 10 units or more for on-site contributions realistic and based on robust evidence?

b) Is the requirement for 25% affordable housing on sites of 101 dwellings justified and based on robust evidence?

c) How will the affordable housing target be delivered?

e) Should matters in relation to negotiations, adjacent / related sites, perpetuity and commuted sums be relocated to the reasoned justification?

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 AHOM2 clearly expressed and consistent with national planning policy?

*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?

* 1. What is the status of the most recent GTAA?
	2. How many new permanent Gypsy and Traveller pitches are needed over the Plan period? And how will this need be met?

9. Are the requirements of Policy SP10 clearly expressed and consistent with national planning policy?

a) How many new pitches will be provided on the Land at Penyfan, Trostre, Llanelli and Penybryn (Extension) Bynea, Llanelli sites?

10. Does Policy GTP1 provide a clear and consistent framework for assessing proposals for additional Gypsy and Travellers sites, and is it consistent with national policy?

1. Are the Gypsy and Traveller sites allocated under Policy SP10 at Land at Penyfan, Trostre, Llanelli and Penybryn (Extension) Bynea, Llanelli sound and capable of being delivered during the plan period?

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| Allocated Sites | PrC2/GT1 - Land at Penyfan, Trostre, LlanelliPrC/GT2 - Penybryn (Extension) Bynea, Llanelli |

1. What are the current uses of the allocations?
2. What are the proposed use of the allocations?
3. What are the constraints affecting the sites, and are these constraints significant obstacles to development within the Plan period?
4. Are the number of pitches proposed realistic and deliverable over the Plan period?
5. What are the mechanisms and timescales for delivering the sites?
6. Are the allocations essential to ensure the soundness of the Plan?