**CARMARTHENSHIRE**

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

**EXAMINATION**

**AGENDA**

**for**

**Hearing Session 2 Wednesday 16 October 2024 10:00 – 17:00**

**Virtual Hearing**

**Matter 2: Prosperous People and Places – Housing and Community Infrastructure**

*Issue - Is the provision and distribution of housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?*

*Housing Provision*

1. Is the housing requirement figure identified in Policy SP4 appropriate?

* 1. How has the requirement figure of 8,822 been derived? And is it based on robust and credible evidence?
  2. In identifying the requirement figure, has adequate regard been paid to the most recent Welsh Government household and population projections?
  3. Have alternative housing growth scenarios been considered? If so, why have they been discounted, and why has the preferred option been chosen?
  4. Has the requirement figure been informed by a robust assessment of the main local influences on housing demand in Carmarthenshire including, household formation size, migration levels, and vacancy rates?

2. Is the housing land supply figure identified in Policy SP4 appropriate?

a) How has the supply figure of 9,704 been derived? And is it based on robust and credible evidence?

b) What is the make-up of the housing supply? should this be outlined in the reasoned justification of Policy SP4 and, where appropriate, do all the components have the same base date?

c) Is the estimated yield of units from committed and windfall sites realistic and based on robust evidence? And has a non-delivery allowance been defined and applied?

d) How many dwellings will be built in Tier 4 settlements? And is this analysis based on robust and credible evidence?

e) Should details of the housing allocations and committed housing sites be included in the Plan?

f) How has the flexibility allowance of 10% been defined? And is it based on robust and credible evidence?

3. Is the rate of delivery contained in the housing trajectory realistic, based on robust and credible evidence and consistent with the requirements of the Manual?

4. Will the Plan deliver the housing requirement?

a) Are the site allocations available and deliverable within the anticipated timescales? Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?

b) Should committed sites be allocated?

c) Is the Plan’s housing strategy sufficiently flexible to respond to changing circumstances?

*Housing Distribution and Development*

5. Is the spatial distribution of new housing development sustainable and coherent?

* 1. How will new windfall development within each tier of the settlement hierarchy be assessed and managed? Should the reasoned justification of Policy HOM2 be expanded to explain the approach to assessing proposals in accordance with the Plan?
  2. Is the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy? And are the tables contained in Appendix 7 accurate?

6. Are the requirements of Policy HOM3, in particular the 10% cap, clearly expressed, based on robust evidence and consistent with national planning policy?

7. Is Policy HOM4 consistent with the requirements of national planning policy?

8. Should the Plan include a policy which seeks to manage density levels on all sites proposed for residential development?

9. Is the approach taken to the delivery of specialist housing ‘outside and not adjoining defined development limits’ in Policy HOM6 clearly expressed and consistent with national planning policy?

10. Should the Plan include a policy which seeks to restricts the use of all new housing to a sole or main residence?

*Community Infrastructure*

11. Should the Plan include a policy which seeks to protect existing community facilities?

12. Are the requirements of Policy INF2 appropriate and clearly expressed?