

Merthyr Tydfil
Replacement Local Development Plan (2016-2031)
EXAMINATION

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AGENDA

for

Hearing Session 3 on 26 June 2019 at 10:00

MATTER 3: HOUSING

Opening remarks and introductions

3.1. Housing requirement and affordable housing (policies SW1 and SW2)

- a. Is the housing requirement of 2,250 units over the Plan period appropriate and founded on robust evidence?
- b. Does the identified housing requirement sufficiently respond to Merthyr Tydfil's status as a 'primary key settlement' in the Wales Spatial Plan¹?
- c. The identified affordable housing need for 5,490 dwellings is based on the 2014-19 Local Housing Market Assessment (LHMA)². What are the practical implications for this Plan, if any, of an updated LHMA not yet being available?

3.2. Housing supply (including policy SW3)

- a. The Plan makes provision for 2,820 homes during the plan period. Is the flexibility allowance of 570 units (around 25% above the requirement) appropriate?
- b. Appendix 1 of the Plan indicates that development is now complete on some site allocations (SW3.2, SW3.12, SW3.13, SW3.18, SW3.27). Some are under construction in whole or part (SW3.25, SW3.26 and SW3.29) and two have full planning permission (SW3.16 and SW3.28). Has double-counting been avoided in the calculation of components of housing supply³?
- c. Is the large site windfall allowance appropriate? Specifically, has double-counting been avoided where sites gained planning permission prior to being allocated in the current adopted Local Development Plan⁴?
- d. Several site allocations which have not commenced implementation have been carried over (in whole or part) from the adopted Local Development Plan⁵. For all these sites, delivery timescales (including first housing completions) have been delayed by between 2 and 7 years relative to the adopted Plan, and in most cases unit numbers have been reduced⁶.
 - i. Is there a realistic prospect of these sites delivering housing units according to the new timescales indicated in the housing trajectory?
 - ii. In combination these sites account for over a third of the Plan's housing requirement. Should these 'carried over' allocations be subject to a specific

¹ People, places, futures – The Wales Spatial Plan update 2008, chapter 19

² SD28

³ As indicated in Table 2 of the LDP, which uses a base date of 31 March 2018

⁴ See Background Paper: Housing land supply and trajectory [SD29] paragraph 3.5

⁵ SW3.3 Upper Georgetown Plateau; SW3.4 Brondeg; SW3.7 Winchfawr; SW3.8 South of Castle Park; SW3.10 Trevor Close; SW3.14 Pen y Dre Fields; SW3.17 Haydn Terrace; SW3.19 Twynyrodyn; SW3.21 Bradley Gardens 2; SW3.22 Former St Tydfil's Hospital; SW3.31 Cwmfelin; SW3.33 Cilhaul; SW3.34 Oaklands; SW3.35 Clwydyfagwr

⁶ Housing Land Supply and Trajectory Background Paper [SD29]

monitoring indicator which would trigger a partial revision to the Plan or other proactive measures by the Council if they are not progressed as envisaged?

- e. Paragraph 6.5.25 of the Plan states that the number of units proposed for each site is based on an assessment of "appropriate density". Has the right balance been struck between seeking an efficient use of land whilst not overestimating site capacities?

3.3. Specialist housing needs

- a. The LHMA estimates that around 7-20% of new affordable housing will need to be supported or adapted for older people, and that remaining demand for housing suitable for older people should be met by the private sector⁷. How would the Plan secure housing suitable for older people in all tenures and monitor progress in this area?

3.4. Any other matters

⁷ Merthyr Tydfil Local Housing Market Assessment 2014-19 page 43 [SD28]