

Merthyr Tydfil
Replacement Local Development Plan (2016-2031)
EXAMINATION
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AGENDA
for
Hearing Session 9 on 21 August 2019 at 10:00

MATTER 9: HOUSING ALLOCATIONS/SUPPLY; OTHER MATTERS

9.0. Opening remarks and introductions

9.1. Housing allocations

- a. Site allocation **SW3.31 Cwmfelin, Bedlinog** is proposed to be deleted. Should the site remain within the settlement boundary?

9.2. Housing supply (including policy SW3)

- a. To retain a housing supply 25% above the identified requirement, three additional sites¹ are proposed to be allocated.
 - i. All three sites have planning permission. Would the development of these sites for housing align with the Plan's spatial strategy?

9.3. Other matters

- a. In light of the letter sent to local authorities by the Minister for Housing and Local Government on 8 July 2019², would the Plan provide sufficient support for **Affordable Housing-led sites**? Specifically:
 - i. Should policy SW2 'Provision of Affordable Housing' state that, where grant funding facilitates it, affordable housing-led proposals would be supported?
 - ii. Should the reasoned justification to policy SW9 'Planning Obligations' state that identified site-specific levels of Affordable Housing relate to units provided through the planning system (i.e. subsidised by market dwellings)?
- b. Would the Council's proposed changes to the **minerals policy framework**³ sufficiently align with national policy relating to safeguarding and extracting coal resources⁴?
- c. The **draft National Development Framework 2020-2040**⁵ ('NDF') was published by the Welsh Government for consultation on 7 August.
 - i. Although not expected to be published in its final form until late 2020, does the emerging NDF have any potential practical implications for the Plan, particularly in terms of the emerging spatial policy framework for the South East Wales region?

¹ Council's response to Action Point 4.3 [ED045]

² Council's response to Action Point 3.4 [ED045]

³ Council's response to Action Point 8.1 [ED047]

⁴ Refer to Inspector's supplementary note for detailed observations

⁵ <https://gov.wales/sites/default/files/consultations/2019-08/Draft%20National%20Development%20Framework.pdf>