

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

[www.merthyr.gov.uk/ldpexamination](http://www.merthyr.gov.uk/ldpexamination)

**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 sites<sup>1</sup> 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 2019<sup>2</sup>, 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**<sup>3</sup> sufficiently align with national policy relating to safeguarding and extracting coal resources<sup>4</sup>?
- c. The **draft National Development Framework 2020-2040**<sup>5</sup> ('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

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<sup>1</sup> Council's response to Action Point 4.3 [ED045]

<sup>2</sup> Council's response to Action Point 3.4 [ED045]

<sup>3</sup> Council's response to Action Point 8.1 [ED047]

<sup>4</sup> Refer to Inspector's supplementary note for detailed observations

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

in terms of the emerging spatial policy framework for the South East Wales region?

d. Any other matters; next steps