

Matter 5: Affordable Housing, Gypsy and Traveller provision and Other Special Housing

Key Issue: Will the housing proposed meet the needs of those in the County who have special requirements? Are the assessments for specialist housing based on robust and credible evidence? Is it deliverable?

Are the policies for affordable housing and Gypsy and Traveller provision clear, reasonable and appropriate?

Affordable housing

- Why is the target for the provision of affordable housing during the Plan period lower than the identified need? How many units will be secured through the planning system and by Social Housing Grant respectively?
- What are the advantages/disadvantages of securing affordable housing on the basis of gross development value as opposed to a percentage of actual units?
- How many affordable houses would be delivered if the requirement in policy AH1 was based on the percentage of actual units?
- What contribution do the landbank sites make to the delivery of affordable housing?
- Are the assumptions in the Viability report in respect of abnormal/exceptional development costs, Building Regulations (Part L and Fire Sprinklers) and S106 contributions realistic?
- Could the development in the Coastal Corridor Strategy Area support a higher percentage target?
- Why does policy AH1 require development of 10+ units in the Valleys Strategy Area (excluding Pontardawe) to provide viability assessments when the evidence makes it clear that development in these areas will not support the provision of affordable housing?
- What tenure and mix of affordable housing will be sought on site?
- What criteria were used to define the size of the exception sites permissible under policy AH 2?
- Does Policy AH 2 apply to all of the settlements in the defined settlement hierarchy? What is the process for a registered social landlord to demonstrate that local need cannot be met by either LDP Housing allocations or sites within the settlement limits? What evidence will be needed?
- Why does the definition of local need in paragraph 5.1.38 differ from that provided in TAN 2 paragraph 10.16?
- Are the requirements in criteria AH2 (4), (5) and (6) in addition to those outlined in Policy BE1 – Design? Has regard been had to the possible effects of affordable housing provision on the viability of development sites? How is this reflected in the LDP?

Gypsies and Travellers

- Is the approach with regard to provision for Gypsies and Travellers consistent with national policy? Is it based on robust and up-to-date evidence?
- Does the significant under-provision set out in the LDP affect soundness and must it be addressed? If necessary to do so, how could the shortfall be satisfactorily ameliorated? Does the new Housing Bill for Wales alter the position?
- Would the extension of the existing Cae Garw site enable the needs of all sectors of the Gypsy and Traveller communities to be met?
- Does the requirement for additional pitches amount to an overriding need sufficient to outweigh the policy requirement to protect high value agricultural land¹?
- Has a source of funding been identified for the development of the allocated site?
- Can surface water and drainage issues be satisfactorily addressed at Cae Garw?
- What is the position with regard the proposed redevelopment of the exiting sites at Briton Ferry?
- Is Policy GT2 fair, reasonable and realistic? Is it likely to be effective in delivering sites? Does it place undue restraints on the development of Gypsy and Traveller sites?²

Other

- Does the Plan take account of the specific housing needs of older people?
- Should the provision of special housing for older people be encouraged through specific policies on the matter? How will proposals for such housing, including care homes, be considered?
- What is the likely effect on the demand for housing, in terms of numbers, types of dwelling and tenure, of the new university campus at Fabian Way? Does there need to be any additional provision of housing suitable for students?

SEW/NG
Jan 15

¹ PPW 7th edition paragraph 4.10.1

² WAG Circular 30/2007 *Planning for Gypsy and Traveller Caravan Sites* paragraph 25