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**PEMBROKESHIRE COAST NATIONAL
PARK AUTHORITY LDP
(REPLACEMENT) EXAMINATION**

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10 June 2019

Welsh Government
Home Builders Federation
Saundersfoot Community Council
John Meyrick represented by Hayston Developments & Planning Ltd
Development Plans Team, Pembrokeshire Coast National Park Authority

Dear Sir/Madam

**Agenda: Session 7 – Affordable Housing, Gypsy and Travellers
Accommodation**

Further to my previous correspondence, the agenda for the above mentioned Hearing Session is enclosed for your information. Please note that the Session will take place in the Pater Hall, Dimond Street, Pembroke Dock, SA72 6DD on Wednesday 10th July 2019 and will begin at 9.30am. A map and directions to the Hall are available on the website www.pembrokeshirecoast.wales/ldpexamination or from myself – my contact details are given above. **If you are unable to attend the above-mentioned Session, I would be grateful if you would let me know.**

Please note that while this is a public meeting and anyone can attend to listen to the discussion, participation is limited to those who have submitted duly made representations seeking a change to the Local Development Plan and who have previously informed me of their intention to speak. **Any person wishing to speak in Welsh is requested to contact me as soon as possible so that translation facilities may be arranged. Not informing me beforehand has no impact on your right to participate in Welsh but proceedings may be delayed in order to arrange for simultaneous translation services to be provided.**

Yours faithfully

Caroline Llewellyn

Programme Officer



Rydym yn croesawu cael gohebiaeth yn Gymraeg, a byddwn yn ateb gohebiaeth yn Gymraeg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh, and will respond to any correspondence in Welsh. Corresponding in Welsh will not lead to delay.

**Agenda: Session 7 – Affordable Housing, Gypsy and Travellers
Accommodation
Wednesday 10 July 2019 at 9.30am
Pater Hall, Pembroke Dock**

Key Issue: Are the requirements for affordable housing and Gypsy and Travellers accommodation supported by robust and credible evidence and consistent with national policy? And will they be met during the Plan period?

1. Introduction

2. Procedural Matters

3. Questions

Affordable Housing

1. Is the required level of affordable housing need based on robust evidence?
 - a) Is the Local Housing Market Assessment (LHMA) sufficiently robust to inform the Plan's housing strategy?
 - b) What scale of housing need is identified in the LHMA?
 - c) What mix of tenure (e.g intermediate or social rented) and of type dwelling (bedroom size) is required?
 - d) Will the affordable housing target of 250 dwellings meet the local housing need, if not what other mechanisms are available?

2. Are the requirements of Policy 49 clear, and consistent with national policy?
 - a) Should the requirements of Table 9 be included in the Policy?
 - b) How will off site or financial contributions for affordable housing be managed?
 - c) Should the Plan include a separate policy for securing affordable housing on exception sites in rural areas?
 - d) Is reference to Policy 53 necessary?

3. Are the required affordable housing contributions founded on a credible assessment of viability?
 - a) Are the affordable housing contributions contained in Table 9 based on robust viability evidence?
 - b) How have the site thresholds contained in Table 9 been defined?
 - c) Does Table 9 reflect the findings of the Affordable Housing Viability Study (NPA042), and if not why not?
 - d) How have the levels of contribution taken into account rising build costs, planning obligations, sustainable urban drainage systems and other associated requirements?
 - e) Do the BICS build costs take into account the cost of providing fire sprinklers, if so what allowance per dwelling is made for the provision?

f) Is Table 9 sufficiently clear, particularly with regard to the differing requirements for the geographical areas, and should these areas be shown on the proposals map?

4. Will the Plan deliver the affordable housing requirement?

- a) Is the affordable housing target of 250 dwellings based on robust evidence?
- b) How will the affordable housing target be delivered?
- c) How will off-site contributions be secured, and what mechanisms are in place to ensure that the level of contributions sought are appropriate?
- d) Will Policy 50 ensure a balanced mix of house types, tenures and sizes, and is the required density level appropriate for the National Park?

5. Is the spatial distribution of affordable housing sound and does it adequately reflect local needs?

Gypsy and Traveller Accommodation

6. Is the Plan based on a sound assessment of Gypsy and Traveller accommodation needs?

- a) Is the Gypsy and Travellers Accommodation Assessment (GTAA) robust enough to inform the Plan's strategy?
- b) Does the GTAA identify a need for new Gypsy and Traveller pitches, both permanent and transit, in Pembrokeshire over the Plan period, and how will this be met?

7. Does Policy 51 provide a clear and consistent framework for assessing proposals for additional Gypsy and Travellers sites, and is it consistent with national policy?

One Planet Development

8. Are the requirements of Policy 52 clear and consistent with the requirements of national policy?

4. Any Other Business

NKG
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