

Matter 7: Provision of Sustainable Housing Sites (Inc. housing requirement)

It is not appropriate for the Welsh Government to have a view on the suitability or otherwise of individual site allocations. It will be for the LPA to explain the selection/appropriateness of individual sites/allocations and the delivery and timing of them, which is not the role of Welsh Government. However, in terms of the overall growth levels, the housing/job requirement, and the delivery of such levels, the Welsh Government makes comments within this statement in the context of the requirements of the National Development Framework (NDF) : Future Wales, Planning Policy Wales (PPW) Edition 11 and the Development Plans Manual (DPM) Edition 3.

Key Issue:

Is the amount of housing provision set out in the LDP realistic and appropriate and is it founded on a robust and credible evidence base? Will it achieve the relevant objectives of the LDP in a sustainable manner consistent with national policy?

a) Is the housing requirement, based as it is on economic and job aspirations, realistic and deliverable within the plan period? How does the amount of housing proposed relate to the most recent Welsh Government household projections? Has the UDP under-delivery been accounted for in the LDP housing requirement figure? If not, should it be?

Housing Requirement

The Welsh Government considers the housing requirement (6,950 homes) is realistic, appropriate and is founded on robust and credible evidence. It is also the Government's view that the overall growth levels in the plan have been sufficiently informed by, and are broadly consistent with, the relevant policy requirements in PPW (4.2.3 – 4.2.8) and guidance in the DPM (5.25-5.57). As stated in previous hearing statements, the Welsh Government has raised no concerns with the focus Td [(th)-q 0 0 59

In arriving at its view,

The average required annual build rate is 463 dwellings per annum. The Council has completed 2,609 units at the 2020 base date, above the 2,315 units required over the same period. Proposed delivery rates in the remaining plan period (FCC002, Appendix 4A, Row L) are considered realistic and deliverable in light of past build rates. Appendix 5A of FCC002 also demonstrates that with an increased housing provision of 8210, there is sufficient flexibility in the plan to deliver on these rates in the remaining plan period.

As a final point, past build rates should and do provide an important context when considering future development (DPM, 5.55-5.57). The Council has considered past rates and how they relate to the growth level chosen in the context of the current strategy, sustainability principles and infrastructure provision. The levels proposed in the LDP (465 p/a) are below the 10 year average, but above recent 5 year completion rates. This will be a matter for the LPA to explain in detail.