

**BRIDGEND LOCAL DEVELOPMENT PLAN EXAMINATION
ACTION POINTS
Session 3 – Affordable Housing and Gypsies and Travellers
22 November 2012**

No:	Issue:	Timescale:
3.1	Agenda Item No.Qn1a The Council is to suggest what the estimate of the total need for affordable housing arising in the whole LDP period might be, with a view to including it in the supporting text to Policy COM5.	15 January 2013
3.2	Agenda Item No.Qn1b The Council is to amend the schedule of housing sites that is currently in Chapter 9 to identify those where delivery would be mainly through a Registered Social Landlord.	15 January 2013
3.3	Agenda Item No. Qn1d. If they cannot practically be shown on the Proposals Map, the Council is to add as an appendix to the LDP a list (with the postcodes used in the affordable housing viability study) to define the affordable housing market areas shown on LDP Plan 3 and to which Policy COM5 relates.	15 January 2013
3.4	Agenda Item No. Qn1e The Inspector will give further consideration to the disputed matter of minimum site size thresholds for affordable housing provision in his final report.	Final Report
3.5	Agenda Item No. Qn1f The Council would suggest wording changes to the supporting text to Policy COM5 to indicate that whereas the policy preference is for on-site provision of affordable housing, exceptionally that provision may be made off-site or by commuted payments.	15 January 2013
3.6	Agenda Item No.Qn1g The Council would suggest wording to the supporting text to Policy COM5 to say that the tenure mix on a site will be negotiated having regard to the latest available information on both housing needs and site viability.	15 January 2013

3.7	Agenda Item No. Qn1j The Council would look at information it holds to see what delivery of affordable housing had been achieved against the UDP 15% target in those areas where the LDP also proposes a 15% target. The Council is also asked to identify which locations in the proposed valleys and western settlements market areas it considers to qualify as 'hotspots'.	15 January 2013
3.8	Agenda Item No. Qn1j. The Inspector would consider that (3.7) and other evidence, including the viability study, when assessing the appropriateness of that target in his final report.	Final report
3.9	Agenda Item No. Qn1k The Inspector would consider any implications of proposed building regulation changes to sustainability standards and fire safety for site viability and affordable housing provision for the soundness of the plan in his final report.	Final report
3.10	Agenda Item No. Qn1l The Inspector would consider any implications of abnormal costs for site viability and affordable housing provision for the soundness of the plan in his final report.	Final report
3.11	Agenda Item No. Qn1n The Council would suggest wording to the supporting text to Policy COM5 to make clear that the provision of affordable housing will be subject to negotiation.	15 January 2013
3.12	Agenda Item No. Qns1p and 1q The Inspector would consider in his final report whether the inclusion of an exceptions sites policy would be necessary for the plan to be sound.	Final report
3.13	Agenda Item No. Qn2a The Council would prepare a paper in advance of the Monitoring and Delivery Hearing Session to consider how a continued need for a gypsy and traveller transit site would trigger the identification of a site to meet that need.	15 January 2013