

BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

AGENDA

for

Hearing Session 2 Wednesday 1 March 2023 10:00 – 17:00

Virtual Hearing

**Matter 2: Active, Healthy, Cohesive, Inclusive and Social Communities –
Housing and Greenspace**

Issue - Is the provision and distribution of housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?

Housing Provision

1. Is the housing requirement figure identified in Policy SP6 appropriate?
 - a) How has the requirement figure of 7,575 been derived? and is it based on robust and credible evidence?
 - b) In identifying the requirement figure, has adequate regard been paid to the most recent Welsh Government household and population projections?
 - c) Have alternative housing growth scenarios been considered? if so, why have they been discounted, and why has the preferred option been chosen?
 - d) Has the requirement figure been informed by a robust assessment of the main local influences on housing demand in Bridgend including, household formation size, migration levels, and vacancy rates?
2. Is the housing land supply figure identified in Policy SP6 appropriate?
 - a) How has the supply figure of 9,207 been derived? and is it based on robust and credible evidence?
 - b) What is the make-up of the housing land supply?
 - c) Is the Plan over reliant on the delivery of the strategic development sites? and should more non-strategic sites be allocated?
 - d) Is the estimated yield of units from committed and windfall sites realistic and based on robust evidence? and has a non-delivery allowance been defined and applied?
 - e) Should details of the committed housing sites be included in the Implementation and Deliver Appendix?
 - f) How has the flexibility allowance of 20% been defined? And is it based on robust and credible evidence?
 - g) What role will Place Plans play in the delivery of housing?
3. Is the rate of delivery contained in the housing trajectory realistic, and based on robust and credible evidence?
4. Will the Plan deliver the housing requirement?

- a) Are the site allocations available and deliverable within the anticipated timescales? Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?
- b) Should committed sites be allocated? If not, what will happen to such sites if planning permissions lapse?
- c) Is the Plan's housing strategy sufficiently flexible to respond to changing circumstances?

Housing Distribution and Development

5. Is the spatial distribution of new housing development sustainable and coherent?
 - a) How will new windfall development within each tier of the settlement hierarchy be assessed and managed?
 - b) Is the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy?
6. Will Policy COM6 ensure a balanced mix of house types, tenure and sizes? and is the approach to managing density levels appropriate?
7. Does Policy COM7 provide a clear and consistent mechanism for assessing proposals for houses in multiple occupation?

Provision of Outdoor Space and Accessible Greenspace

8. Are the requirements of Policy COM10 appropriate and based on robust and credible evidence?
9. Does Policy COM11 provide an effective mechanism for the provision of natural and semi-natural greenspaces? Should the policy include reference to promoting provision through enabling development? and has the site allocated at Waunscil Avenue, Bridgend (Policy COM11(7)) been correctly annotated on the proposals map?