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Anglesey & Gwynedd Joint Local Development Plan EXAMINATION	

Hearing Session 2
HOUSING PROVISION
9.30 am, Wednesday 7 September 2016

Matters & Issues Agenda

- 1 Introduction**
- 2 Procedural Matters**
- 3 Is the housing requirement figure of 7,184 appropriate to meet the needs of the Counties over the Plan period?**
 - a. Has the Plan been informed by a robust assessment of the housing requirement, having regard to Planning Policy Wales?
 - b. In identifying the requirement figure, has adequate regard been paid to the Welsh Government household and population projections?
 - c. Has the requirement figure been informed by a robust assessment of the main local influences on housing demand, including: household formation, migration, and household conversion ratios.
- 4 Are the Housing Supply calculations set out in Policies TAI14-17 (as amended by NF77 & 78) appropriate?**
 - a. Are the figures in TAI14-17 sufficiently up to date and accurate?
 - b. Will the Plan provide a 5 year supply of housing for the duration of the Plan?
 - c. Are all the site allocations available and deliverable within anticipated timescale? Are the allocations supported by a robust and comprehensive site assessment methodology, free of significant development constraints and demonstrated to be economically viable and deliverable?
 - d. Is the estimated yield of units from committed sites and windfall sites realistic, based on the available evidence?

- e. Is the Plan's approach to phasing of delivery appropriate? How would the anticipated rate of delivery be facilitated in practice?
- f. Are the proposed completions rates realistic? What are the implications of failing to deliver the required amount of housing?
- g. Does the 10% slippage allowance provide sufficient flexibility in the event of sites not coming forward as anticipated?

5 In relation to other specific types of housing provision:

- a. Is there justification for limiting new housing in the lower tier settlements to meeting only 'community need' or affordable housing? Would the policy serve its intended purpose? How would it work in practice?
- b. Is there a justification for the exception set out in criterion 1. of TAI2 (two storey terraced houses)?
 - i. Will it unduly inhibit the provision of a local mix of housing in areas where there may be a demand for smaller homes?
 - ii. Is it the most effective way of addressing any perceived pressure on the housing stock?
- c. Will policy TAI3 serve its intended purpose with regard to managing the effect of temporary construction workers on the future stock of housing?

6 Does the Plan provide a sound basis for implementation and monitoring of housing provision?

- a. Does the Plan incorporate robust monitoring and review mechanisms that will enable the housing strategy to respond effectively to changing circumstances?

7 Any other matters