

Hearing Session 2: HOUSING PROVISION

Issues & Matters Agenda

1 Welcome and introductory remarks

2 Is the moderate growth strategy sound?

- Is the Plan's adoption of a moderate growth strategy figure of 8,625 units justified?
- Is there a robust rationale for this figure in the light of (i) recent population trends, (ii) the SEWSPG housing apportionment exercise; (iii) the WAG 2006-based household projections?
- Have the interrelationships between the Plan's moderate growth strategy and the emerging strategies of neighbouring authorities been taken into account?

3 Is the overall level of provision for new housing over the Plan period acceptable?

- Does the Plan provide a satisfactory total amount of land for housing development?
- Are there sufficient margins in the Council's calculations to provide confidence that planned growth can be accommodated?
- Have the sites been subjected to a robust assessment of availability/deliverability?
- Is the Plan's estimate of windfall sites coming forward realistic?
- Is the estimate of small site contributions too high?
- Is it reasonable to include an allowance for empty properties brought back into use as part of the housing supply figure?
- Is the estimated number of conversions reasonable?
- Are there robust monitoring and review mechanisms that will enable the Plan to respond to changing future circumstances?

4 Is the spatial distribution of new housing opportunities across the County Borough acceptable?

- Is the planned balance of HOVRA/NCC/SCC provision satisfactory?
- Is the overall distribution of sites in relation to settlement characteristics, size and function justified?
- Is the allocation of housing sites based on a robust and comprehensive sites assessment methodology?

Alwyn Nixon B Sc (Hons), MRTPI - Planning Inspector
Barbara Prosser - Programme Officer

**Caerphilly County Borough
Local Development Plan Examination**

5 Is the balance of reliance on brownfield land versus Greenfield sites acceptable?

- Is the extent of reliance on brownfield sites for provision of housing land in the SCC (97%) appropriate and realistic? Will this result in an insufficient range and choice of housing?
- Should the Plan allocate more brownfield sites for housing in the NCC?
- Is the proportion of housing land using brownfield sites (67%) too high? Will this result in an insufficient range and choice of housing?

Alwyn Nixon B Sc (Hons), MRTPI - Planning Inspector
Barbara Prosser - Programme Officer
