

**CAERPHILLY LOCAL DEVELOPMENT PLAN EXAMINATION****HEARING SESSION 2: HOUSING PROVISION – SUPPLEMENTARY STATEMENT****Prepared by Boyer Planning on Behalf of R.E Phillips and Partners****In respect of Deliverability of Allocated Housing Sites – Matters Arising MA2.2**

1. MA2.2 Deliverability of Allocated Housing Sites – Planning Status provides the LPA response to submissions made by Barton Willmore in respect of various sites. In a number of circumstances the LPA's response does not point to material progress in schemes being brought to implementation, rather that there remains time until the permission lapses for matters to be addressed or alternatively there remains sufficient time left within the plan period for new proposals to be brought forward absent any constraints. In two instances planning permission has now been refused.

2. In total we estimate that there are some 663 dwellings of the supply identified in the LPA schedule where there are obvious uncertainties in whether schemes will come to fruition.

3. This equates to approximately 10% of the supply identified in the schedule (totalling 6428 dwellings).

4. In our representations concerning the housing land supply estimates we have applied a non-implementation allowance of 10% (Appendix 1 of Hearing Statement dealing with Policy SP16 and the Deposit Plan's Housing Strategy 2049.D28, dated 26<sup>th</sup> March 2010). On the basis of the LPA assessment such an allowance, which is intended to take account of the likely unforeseen incidences where sites are not implemented either in their entirety or in part, permissions lapse or sites are developed for alternative uses, appears wholly reasonable and acceptable.

**Boyer Planning**  
**OJ/06.805**  
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